



Otay Ranch Village 8 East Affordable Housing Program



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By Resolution No. 2014-235**

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I. INTRODUCTION

A. Purpose and Content

The purpose and intent of this Affordable Housing Program (AHP) is to encourage the development of diverse and balanced neighborhoods with a range of housing opportunities for all identifiable economic segments of the population, including households of lower and moderate income consistent with the City's housing policies and needs as specified in its General Plan Housing Element. The intent is to ensure that when developing the limited supply of developable land, housing opportunities for persons of all income levels are provided. The provisions of this AHP establish standards and procedures that will encourage the development of housing affordable to low and moderate income households within the Sectional Planning Area (SPA).

The AHP identifies the type and location of affordable housing units to be provided, potential subsidies or incentive programs, income restrictions and methods to verify compliance. The program may be implemented through various mechanisms including development agreements, tentative map conditions, and specific housing project agreements that may include additional terms and conditions, consistent with this program.

B. Needs Assessment

According to San Diego Association of Government's (SANDAG) Preliminary 2050 Cities/Counties Forecast, Chula Vista is expected to gain 92,454 new residents and 28,755 new households. Furthermore, SANDAG, through its Regional Housing Needs Allocation, estimated that based on anticipated economic growth for the period beginning January 1, 2010 to December 31, 2020, the City would experience a demand for 12,125 new housing units, of which 6,303 new housing units affordable to low and very low income households and 2,220 new housing units for moderate income households.

To encourage the development of adequate housing to meet the needs of low and moderate-income households and to further geographic and community balance, the City's adopted Housing Element provides for a Balanced Communities Policy, requiring ten percent (10%) affordable housing for low and moderate income households within developments of fifty (50) or more residential units. This inclusionary housing program will serve as only one component of the City's overall housing strategy and will complement other affordable housing efforts, including preservation of existing assisted housing, development of new assisted housing with public subsidies, first-time homebuyer assistance, and rehabilitation loans for low income homeowners. The City does find that such an inclusionary housing policy is beneficial to increasing the supply of housing affordable to households of lower and moderate income incomes and to meet the City's regional share of housing needs given the demographics of the community and its needs,



past housing production performance, and the existing opportunities and constraints as detailed in its Housing Element.

The current characteristics of the City's population, housing, employment, land inventory, and economic conditions, that affect its housing goals, policies and programs include:

- The population has more diversity in race/ethnicity than the region, in that 20% of the population is white (non-Hispanic) and 60% is Hispanic (all races). This compares to - percent and - percent, respectively, for the region as a whole.
- Chula Vista residents have household income characteristics that nearly match the regional median.
- There is a disparity in household median income for those households living west of Interstate-805 (\$47,969) and east of Interstate-805 (\$86,032).
- One in every 4 households earn less than \$35,000 per year.
- Household size is slightly larger than the region, at 3.21 persons per household compared to 2.75 per household for the region.
- Seniors, aged 65 years or older, comprise 10% of the total households.
- Housing west of Interstate-805 was built primarily before 1980 (32% before 1960 and 50% between 1960-1980). Housing east of Interstate-805 was built after 1980, with 41% built between 1980-2000, and 50% built after 2000.
- Housing types are diverse west of I-805, with 41% multifamily housing and 41% single family housing. Single family homes comprise the majority of housing available east of I-805 (82% of housing).
- A home ownership rate of 58.1 percent is slightly above as the region's rate of 54 percent.
- The median housing cost (resale) in 2011 of \$305,000 is \$15,000 less than the region's median cost of \$320,000.
- The well-established neighborhoods and master planned neighborhoods create different opportunities and require a different set of policies and programs to address housing needs.
- The amount of land in the City available for new residential development is severely limited by geography and size. The largest supply of vacant developable land is planned for master planned communities.
- A high rate of new home construction is anticipated due to the many approved master planned communities in the City.
- Reinvestment in the well-established neighborhoods of Chula Vista continues to be needed.



- The City's diverse employment base will grow by more than 73% between 2008 and 2050, with the majority of growth in the retail, service and governmental sectors.
- Based upon past production of housing, sufficient housing opportunities for households with incomes at or below the Area Median Income have not been provided.
- Despite substantial investments of Federal HOME funds and funding from the Redevelopment Agency's Low and Moderate Income Housing Fund (prior to the dissolution of Redevelopment), the City has not been able to produce all the units called for in the Regional Housing Needs Allocation.

Chula Vista faces a growing shortage of housing that is affordable to a wide range of our population and needed for a healthy functioning housing market. This lack of affordable housing is detrimental to the health, safety and welfare of the City's residents. Employees may be forced to live in less than adequate housing within the City, pay a disproportionate share of their incomes to live in adequate housing within the City or commute increasing distances to their jobs from housing located outside the City. The City's Balanced Communities Policy can enhance the public welfare by increasing the supply of housing affordable to households of lower and moderate income incomes in a balanced manner and thereby combating the adverse effects to the City due to an insufficient supply of affordable housing.

II. VILLAGE 8 EAST AFFORDABLE HOUSING OBLIGATION, LOCATION, PHASING, DESIGN AND UNIT MIX

A. Obligation

The City of Chula Vista Housing Element, Guidelines to the Balanced Communities Policy, and the Otay Ranch GDP provide that ten percent of the total units will be affordable to low and moderate income households. Of the ten percent, five percent must be affordable to low income households and five percent must be affordable to moderate income households. In calculating the required number of affordable units, fractional units may result and may either be provided as one additional affordable unit or paid as a partial in-lieu fee equal to the resulting fraction.

The estimated Village 8 East affordable housing unit obligation is based on the Village 8 East SPA entitlement authorization of 3,560 units within the Village. The affordable units required for Village 8 East are 178 low income and 178 moderate-income affordable units.

B. Types of Affordable Housing

The housing policies established in the City of Chula Vista Housing Element advocate a broad variety and diversity of housing types. The affordable housing obligations of Village 8 East will be met through a combination of housing types



including rental and “for-sale” housing. In general, low-income housing needs will be satisfied through the provision of rental units. Depending upon the availability of adequate subsidies, incentives or other financing assistance, a limited number of “for-sale” multi-family housing units affordable to low income households may be available as well.

Housing opportunities to meet the needs of moderate income households will be provided through a combination of market-rate rental units as well as “for-sale” housing in medium-high to higher density developments.

C. Location

The location of affordable housing developments shall take into consideration proximity to and availability of the following:

- Existing or proposed public transit facilities or transportation routes;
- Existing or proposed community facilities and services, such as shopping, medical, child care, recreation areas and schools; and
- Existing or future employment opportunities.

Affordable housing sites within Village 8 East are designated as multifamily and/or mixed use development sites, as depicted in Exhibit 1. These sites are in close proximity to parks, schools, public transportation, retail commercial and community purpose facilities.

Identification of potential target sites in this Affordable Housing Program describes one way in which the Village 8 East affordable housing obligation might be met, and is not meant to require that affordable units be constructed on any specific sites or to preclude other alternatives. A final determination as to the location and type of the affordable housing sites will occur with subsequent entitlements, approvals and agreements and shall be in compliance with the City's goals, policies and programs contained within the General Plan, the Balanced Communities Policy Guidelines and the Otay Ranch General Development Plan (GDP).

D. Phasing

Development of Village 8 East will be completed in multiple phases to ensure construction of necessary infrastructure and amenities for each phase as the project progresses. The Phasing Plan is non-sequential. This recognizes that sequential phasing is frequently inaccurate due to unforeseen market changes or regulatory constraints. Therefore, the Village 8 East SPA Plan and Public Facilities Finance Plan (PFFP) permits non-sequential phasing by imposing specific facilities requirements for each phase to ensure that Village 8 East is adequately served and City threshold standards are met.

A phased approach will also be used to ensure the implementation and production of low and moderate-income housing units commensurate with the phasing of



market rate residential units within Village 8 East. Phasing of the low and moderate income units in Village 8 East is designed to link progress toward the production of such housing to the continued entitlement and development process for the Village 8 East SPA Area. The first or “Initial Phase” for construction of the low and moderate-income housing units shall be comprised of 60% of the total number of qualified low and moderate-income housing units and shall commence construction prior to the issuance by the City of the 1,780th production building permit within Village 8 East (“Initial Phase”). Construction of the remaining number of required low and moderate-income housing units shall commence prior to the City's issuance of the 2,670th production building permit (“Final Phase”). A detailed implementation schedule and building permit stipulations for the construction and delivery of affordable units in relation to other market rate units will be established through an Affordable Housing Agreement. Such Agreement will be executed prior to the issuance of the first Final Subdivision Map and recorded against the entire Village.

E. Design

Affordable housing shall be compatible with the design and use of the market rate units, in terms of appearance, materials, and finish quality. The Developer shall have the option of reducing the interior amenities, levels and square footage of the affordable units.

F. Unit Mix by Bedroom Count

The affordable units shall have an overall unit mix by bedroom count which reflects the appropriate community need and shall be comparable to the unit mix by bedroom count of the market rate units in the residential development. Given that 21 percent of the households in Chula Vista (according to the 2010 Census) are large families of five persons or more and a desire on the part of the City to provide housing opportunities for these families throughout the City, a minimum of twenty percent (20%) of the affordable units shall have three or more bedrooms. Affordable housing to be sold and occupied by income eligible households (for sale units) shall also provide a minimum of two bedrooms.

G. Senior Housing

Satisfaction of the affordable housing obligation through the provision of housing for senior citizens as defined by Section 51.3 of the California Civil Code, is at the sole discretion of the City of Chula Vista. The City shall consider such housing in relation to the priority needs of the City's low income housing population and should such provide advantages as to location, diversity of housing types, and/or affordability levels. Senior housing is exempt from requirements to provide three or more bedroom units.





III. AFFORDABLE HOUSING RESTRICTIONS

A. Income Eligibility

To determine the eligibility of a household for the low and/or moderate income housing unit, the household purchasing or renting the affordable unit must qualify as a lower income/moderate income household, as established by and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937, as published by the U.S. Department of Housing and Urban Development (HUD), and as also provided in California Health and Safety Code Sections 50079.5 and 50105.

B. Affordable Housing Costs

The allowable housing expense paid by a qualifying household shall not exceed a specified fraction of the gross monthly income, adjusted for household size, for the following classes of housing:

1. Very low-income, rental and for-sale units: 30 percent of the gross monthly income, adjusted for household size, at 50 percent of the Area Median Income (AMI) for San Diego County, or as provided in Section 50053 (b)(2) and 50052.5 (b)(2) of the California Health and Safety Code.
2. Lower-income, rental units: 30 percent of the gross monthly income, adjusted for household size, at 60 percent of the Area Median Income (AMI) for San Diego County, or as provided in Section 50053 (b)(3) of the California Health and Safety Code.
3. Lower-income, for-sale units: 30 percent of the gross monthly income, adjusted for household size, at 70 percent of the Area Median Income (AMI) for San Diego County or as provided in Section 50052.5 (b) (3) of the California Health and Safety Code.
4. Moderate-income, rental units: 30 percent of the gross monthly income, adjusted for household size, at 110 percent of the Area Median Income (AMI) for San Diego County or as provided in Section 50053 (b)(4) of the California Health and Safety Code.
5. Moderate-income, for-sale units: 35 percent of the gross monthly income, adjusted for household size, at 110 percent of the Area Median Income (AMI) for San Diego County or as provided in Section 50052.5 (b)(4) of the California Health and Safety Code.

To determine the “Allowable housing expense” include all of the actual or projected monthly or annual recurring expenses required of a household to obtain shelter.



1. For a for-sale unit, allowable housing expenses include payments for principal and interest on a mortgage loan, including any loan insurance fees, property taxes and assessments, fire and casualty insurance, homeowner association fees, and a reasonable allowance for utilities, or as defined in 25 California Code of Regulations Section 6920.
2. For a rental unit, allowable housing expenses include payments for rent and a reasonable allowance for utilities, or as defined in 25 California Code of Regulations Section 6918.

C. Underwriting Requirements

To ensure the preservation of affordability of proposed low and moderate-income housing and financial viability of program participants, the City shall encourage the following policies:

- Fixed rate mortgages only. No adjustable rate mortgages;
- Affordable monthly housing payments no more than 33 percent of household income (“Front End Ratio”).
- Total debt payments no more than 45 percent of household income (“Back End Ratio”).
- No “teaser” rates; and,
- No non-occupant co-borrowers.

D. Resale Provisions of Owner Occupied Housing

In order to ensure the continued affordability of the units, resale of the units must be restricted for the required term of thirty (30) years. After initial sale of the affordable units to a low-income household, all subsequent buyers of such units must also be income eligible and the unit must be sold at an affordable price. A developer may opt to have no income or sales price restriction for subsequent buyers, provided however that restrictions to the satisfaction of the City are in place that would result in the recapture by the City or its designee of a financial interest in the units equal to the amount of subsidy necessary to make the unit affordable to a low income household and a proportionate share of any equity. Funds recaptured by the City shall be used to provide assistance to other identified affordable housing production or contributions to a special needs housing project or program. To the extent possible, projects using for-sale units to satisfy the obligations of developers under the City’s Affordable Housing Program shall be designed to be compatible with conventional mortgage financing programs including secondary market requirements.



E. Term of Affordability Restrictions

The term of the affordability restrictions shall be thirty years (30) years from issuance of the Certificate of Occupancy for the first structure providing income and rent restricted units, or the longest period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental financing subsidy or incentive program. The term of affordability and resale restrictions for affordable for-sale units are more appropriately described above in “Resale Provisions of Owner Occupied Housing.”

IV. SUBSIDIES, INCENTIVES AND FINANCING MECHANISMS

The obligation to provide affordable housing shall not be dependent upon the availability of subsidies, incentives or financing mechanisms. The City shall consider providing incentives, assistance, and subsidies to those qualifying projects and supporting any applications for assistance that requires approvals from, or allocations by other agencies, to the extent feasible, in a manner that offsets the cost of providing for affordable units. Offsets will be offered by the City to the extent that resources and programs for this purpose are available to the City and to the extent that the qualifying projects, with the use of the offsets, assists in achieving the City’s housing goals. To the degree such offsets are available, the Developer may make application to the City. The City agrees to use its reasonable best efforts to assist the Developer in pursuing the benefit of certain financing mechanisms, subsidies and other incentives to facilitate provision of affordable housing for Village 8 East. These mechanisms include, but are not limited to, local, state and federal subsidies and City density bonuses, planning, and design and development techniques and standards, and City fee waivers or deferrals which reduce the cost of providing affordable housing (collectively, the “Cost Reducing Mechanisms”).

The parties acknowledge that the City is not hereby committing, directly or through implication, a right to receive any offsets from City or any other party or agency to enable the Developer to meet the obligations and cannot guarantee the availability of any Cost Reducing Mechanisms to the Developer for Village 8 East. The City reserves the right to approve, approve with conditions or disapprove, in its sole discretion, any Developer request for subsidized financing sponsored by the City.

A. Density Bonus

Projects that meet the applicable requirements of State law (Government Code Section 65915) as a result of affordable housing units, are entitled to a density bonus or other incentives in accordance with the provisions of such law.



V. COMPLIANCE

Terms related to occupancy and affordability restrictions shall be recorded as a separate deed restriction or regulatory agreement on the property designated for the affordable units and shall bind all future owners and successors in interest for the term of years specified therein.

The City shall monitor affordable units for compliance with those terms and conditions of all relevant Affordable Housing Agreements or other restrictions. The Developer shall submit compliance reports in the frequency and manner prescribed by the City of Chula Vista Development Services Department.

VI. AFFIRMATIVE MARKETING PLAN

The Developer shall provide a marketing plan acceptable to the City, in the City's reasonable discretion, for proactively marketing the low and moderate income housing units to low and moderate income tenants and purchasers. Developer shall use good faith and reasonable best efforts to market the low and moderate income housing units to low and moderate income tenants and purchasers according to the affirmative marketing plan. The City will use good faith and reasonable best efforts to assist the Developer in marketing low and moderate income housing units to low and moderate income tenants and purchasers obtaining the services of a third-party organization in connection with such marketing efforts, processing the applications of prospective tenants and purchasers of low and moderate income housing units, and complying with the reporting requirements as required herein.

VII. IMPLEMENTING AGREEMENTS AND CONDITIONS

This AHP may be implemented through various mechanisms including development agreements, tentative map conditions, and specific housing project agreements that may impose additional terms and conditions consistent herewith.

VIII. DEFINITIONS

Affirmative Marketing Plan

An outline that details actions the Developer will take to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, sex, sexual orientation, marital status, familial status, color, religion, national origin, ancestry, handicap, age, or any other category which may be defined by the law now or in the future.

Low Income Household

A household of persons who claim primary residency at the same unit with combined incomes that are greater than 50%, but not more than 80% of the Area



Median Income for the San Diego area based on household size as determined annually by the U.S. Department of Housing and Urban Development (HUD). Household size is calculated by the number of persons residing at the same unit as their primary residency.

Moderate Income Household

A household of persons who claim primary residency at the same unit with combined incomes between 80% to 120% of the Area Median Income for the San Diego area based on household size as determined annually by the U.S. Department of Housing and Urban Development (HUD). Household size is calculated by the number of persons residing at the same unit as their primary residency.

San Diego Area Median Income

The San Diego County area median income level as determined from time to time by HUD, based on household size.

Subsidized Financing

Any financing provided by any public agency specifically for the development and construction of low or moderate income housing units, including but not limited to the following:

- Low Income Housing Tax Credits (LIHTC) – statewide competition;
- Housing Bonds – State;
- Housing Bonds – City of Chula Vista;
- HOME – City of Chula Vista and County of San Diego;
- Community Development Block Grants – City of Chula Vista; and
- Other Public Financing – State and Federal.



Otay Ranch Village 8 East Agricultural Plan



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I. INTRODUCTION

The 1993 Otay Ranch Program EIR requires the preparation of an Agriculture Plan concurrent with the approval of any SPA affecting onsite agricultural resources. The Findings of Fact state that the Agricultural Plan shall indicate the type of agriculture activity being allowed as an interim use including buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents and chemicals that may accompany agricultural activities and operations.

Historical agricultural uses in the Village 8 East SPA Plan Area include dry farming, as well as cattle and sheep raising. Crop production was limited to “dry farming” of hay and grains due to limited water availability. Cultivation and cattle grazing activities are permitted in the SPA Plan Area. Cattle grazing is no longer occurring on the property; however, cultivation may continue until the property is developed.

II. PHASED ELIMINATION OF AGRICULTURAL USES

Farming

Land utilized for agricultural activities in properties surrounding the SPA Plan Area has decreased in recent years. Factors that have led to the decrease in agricultural uses include the conversion of farmland into urban uses as a result of increases in property taxes and the high cost of importing water. The phased development of the SPA Plan Area incrementally converts agricultural uses to urban development. Consistent with the Otay Ranch GDP, the following agricultural standards will be employed:

- A 200-foot distance buffer shall be maintained between developed property and ongoing agricultural operations. Use of pesticides shall comply with federal, state and local regulations.
- In those areas where pesticides are to be applied, vegetation shall be utilized to shield adjacent urban development (within 400 feet) from agricultural activities.
- The applicant shall notify adjacent property owners of potential pesticide application through advertisements in newspapers of general circulation.
- Where necessary to ensure the safety of area residents, appropriate fencing shall be utilized.

Grazing

The Otay Ranch RMP includes a Range Management Plan. The purpose of the Range Management Plan is to provide a framework for the coordinated control of grazing within the Otay Ranch Preserve. Grazing no longer occurs within the SPA Plan Area.



Otay Ranch Village 8 East

Air Quality Improvement Plan

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I. Executive Summary



A. Intent of the AQIP

The City of Chula Vista has been progressive in advancing the practices of energy conservation and the reduction of greenhouse gas emissions. This is evident through the City's Growth Management Ordinance (CVMC 19.09), Carbon Dioxide (CO₂) Reduction Plan, Climate Change Working Group (CCWG) Implementation Measures, and Green Building and Increased Energy Efficiency Ordinances (CVMC 15.12, and 15.26.030, respectively). These programs promote energy conservation and reduction of greenhouse gas emissions by requiring applicants to implement the best available community site design practices such as providing alternative modes of transportation, transit-friendly, walkable communities, and sustainable building design.

The AQIP provides an analysis of air pollution impacts which would result from a project and demonstrates the best available design to reduce vehicle trips, maintain or improve traffic flow, reduce vehicle miles traveled, including implementation of appropriate traffic control measures, and other means of reducing emissions (direct or indirect) from the project. Through the AQIP, projects demonstrate how they have incorporated the best available design to improve energy efficiency and reduce greenhouse gas emissions and implement the action measures contained in the City's Carbon Dioxide (CO₂) Reduction Plan. The AQIP includes a qualitative and quantitative analysis of the proposed project to demonstrate how the project has met the City's thresholds for reducing air quality impacts and improving energy conservation.

B. Community Site Design Goals

The Village 8 East SPA Plan Community Site Design Goals include the following:

- Foster development patterns which promote orderly growth and prevent urban sprawl.
- Establish an urban pedestrian-oriented village with a village core designed to reduce reliance on the automobile.
- Promote multi-modal transportation, including walking and the use of bicycles, buses and regional transit.
- Establish multi-use trail linkages to the Chula Vista Greenbelt and OVRP, consistent with the Greenbelt Master Plan and OVRP Concept Plan.
- Promote synergistic uses between Village 8 East and Village 8 West to balance activities, services and facilities with employment, housing, transit and commercial opportunities.

C. Planning Features

The Village 8 East SPA Plan includes the following planning features to achieve the community site design goals.



1. Village Core

Village 8 East concentrates multi-family housing, mixed-use commercial, community purpose, school and neighborhood park uses in and around a centrally-located village core. A network of pedestrian and bicycle circulation throughout the village connect to the village core.

2. Housing Intensity

Smaller detached homes and attached buildings use less energy for heating and cooling than larger, single-family detached homes. In addition, the small-lot single family homes have a smaller area of landscaping than typical single-family lots, which reduces the amount of water used for irrigation.

3. Street Widths, Pavement and Street Trees

Otay Ranch street sections are narrower than typical standards which reduces asphalt pavement and the “urban heat-island effect” by limiting the amount of reflective surfaces. Street trees provide shade which further reduces heat-gain.

4. Public Transportation

Rapid Bus service is planned along Main Street, adjacent to Village 8 East. In addition, Local Bus service can be accommodated through Village 8 East (Street “A”) and along Otay Valley Road.

5. Alternative Travel Modes

In Village 8 East, the Village Pathway and Promenade Trails allow for bicycle and pedestrian use throughout the village and connect to the regional trail network and adjacent communities.

In addition to these planning and site design features, other building features such as energy and water conservation measures will be implemented as part of the Village 8 East Energy Conservation Plan to further reduce greenhouse gas emission and limit air pollution. Those building and landscaping features are outlined in Section VII.

D. Modeled Effectiveness of Community Design

With implementation of the above listed site design features, the project is consistent with the City of Chula Vista’s requirements for the CO2 Index Model. Table ES-1 depicts the results for the proposed project.



Table ES-1: Chula Vista CO2 Index Model Results – Village 8 East

Element	Indicator	Units	Threshold Score	SPA Plan Score	Compliance Status (Y/N)
Land Use	Use Mix	0-1 scale	0.1	.14	Yes
	Use Balance	0-1 scale	0.6	.71	Yes
	Neighborhood Completeness	% of key uses	60	60	Yes
Housing	School Proximity to Housing	avg walk ft to closest	3,200	2,328	Yes
	Transit Proximity to Housing	avg walk ft to closest stop	2,900	1,096	Yes
Employment	Transit Proximity to Employment	avg walk ft to closest stop	2,600	673	Yes
Recreation	Park Proximity to Housing	avg walk ft to closest park	1,700	1,340	Yes
Travel	Internal Street Connectivity	cul-de-	0.7	.79	Yes
	Intersection Density	Intersections/sq mi	210	196	No*
	Pedestrian Network Coverage	% of streets w/sidewalks	81	86.0	Yes
	Residential Multi-Modal Access	%DU w/3+ modes w/i 1/8mi	40	91.7	Yes
	Daily Auto Driving (3Ds Methodology)	VMT/capita/day	22	21.72	Yes
	Daily Auto Driving Inputs				
	Density		9,692	22,609	
	Diversity		.18	0.06	
	Design		3.57	3.96	
Climate Change	Street Network Density		17.57	22.50	Yes
	Pedestrian Network Coverage		96.00	86.00	
	Street Route Directness		1.73	1.45	
Climate Change	Residential Building Energy Use	MMBtu/yr/capita	29	23.9	Yes
	Non-Residential Building EnergyUse	MMBtu/yr/emp	19	9.2	Yes
	Residential Building CO2 Emissions	lbs/capita/yr	4,800	3,932	Yes
	Non-Residential Building CO2 Emissions	lbs/emp/yr	2,100	1,506	Yes

Anticipated that MF sites will provide internal circulation which will achieve the Threshold Score.

I. Introduction



A. AQIP Required

The City's Growth Management Ordinance requires an Air Quality Improvement Plan (AQIP) to be submitted with all Sectional Planning Area (SPA) Plans or major development projects consisting of 50 dwelling units or greater (or non-residential or mixed use projects with equivalent dwelling units (EDUs) to a residential project of 50 or more dwelling units). Because the Village 8 East SPA Plan proposes 3,560 residential units and up to 20,000 sq. ft. of commercial/retail space, an AQIP is required.

The AQIP has been prepared based on best available design practices which serve to implement several aspects of the City's CO₂ Reduction Plan. Best available design practices, including the City's Green Building and Energy Efficiency Ordinance (CVMC 15.12 and 15.26.030 respectively) requirements, implemented by the Village8 East SPA Plan are described in detail further below. An assessment for how the project meets the requirements of the City's CO₂ Reduction Plan is provided in Table 9.

B. Purpose and Goals of the AQIP

The AQIP provides an analysis of air pollution impacts which would result from a project and demonstrates the best available design to reduce vehicle trips, maintain or improve traffic flow, reduce vehicle miles traveled, including implementation of appropriate traffic control measures, and other means of reducing emissions (direct or indirect) from the project. Through the AQIP, projects demonstrate how they have incorporated the best available design to improve energy efficiency and reduce greenhouse gas emissions and implement the action measures contained in the City's Carbon Dioxide (CO₂) Reduction Plan. The AQIP includes a qualitative and quantitative analysis of the proposed project to demonstrate how the project has met the City's thresholds for reducing air quality impacts and improving energy conservation.

C. Regulatory Framework

1. Federal

Clean Air Act: The federal Clean Air Act (CAA), passed in 1970 and last amended in 1990, forms the basis for the national air pollution control effort. The Environmental Protection Agency (EPA) is responsible for implementing most aspects of the CAA, including the setting of National Ambient Air Quality Standards (NAAQS) for major air pollutants, hazardous air pollutant standards, approval of state attainment plans, motor vehicle emission standards, stationary source emission standards and permits, acid rain control measures, stratospheric O₃ protection, and enforcement provisions. NAAQS are established for "criteria pollutants" under the CAA, which are O₃, CO, NO₂, SO₂, PM₁₀, PM_{2.5}, and Pb.

The NAAQS describe acceptable air quality conditions designed to protect the health and welfare of the citizens of the nation. The NAAQS (other than for O₃, NO₂, SO₂, PM₁₀, PM_{2.5}, and



those based on annual averages or arithmetic mean) are not to be exceeded more than once per year. NAAQS for O₃, NO₂, SO₂, PM₁₀, and PM_{2.5} are based on statistical calculations over 1- to 3-year periods, depending on the pollutant. The CAA requires the EPA to reassess the NAAQS at least every 5 years to determine whether adopted standards are adequate to protect public health based on current scientific evidence. States with areas that exceed the NAAQS must prepare a State Implementation Plan that demonstrates how those areas will attain the standards within mandated time frames.

Massachusetts vs. EPA: On April 2, 2007, in *Massachusetts v. EPA*, 549 U.S. 497, the Supreme Court found that GHGs are air pollutants covered by the Clean Air Act. The court held that the Administrator to determine whether GHG emissions from new motor vehicles cause or contribute to air pollution that may reasonably be anticipated to endanger public health or welfare, or whether the science is too uncertain to make a reasoned decision. In making these decisions, the Administrator is required to follow the language of Section 202(a) of the CAA. On December 7, 2009, the Administrator signed a final rule with two distinct findings regarding GHGs under Section 202(a) of the CAA:

- The Administrator found that elevated concentrations of GHGs—CO₂, CH₄, N₂O, HFCs, PFCs, and SF₆—in the atmosphere threaten the public health and welfare of current and future generations. This is referred to as the endangerment finding.
- The Administrator further found the combined emissions of GHGs—CO₂, CH₄, N₂O, and HFCs—from new motor vehicles and new motor vehicle engines contribute to the GHG air pollution that endangers public health and welfare. This is referred to as the cause or contribute finding.

These two findings were necessary to establish the foundation for regulation of GHGs from new motor vehicles as air pollutants under the CAA.

Energy Independence and Security Act: On December 19, 2007, President Bush signed the Energy Independence and Security Act of 2007. Among other key measures, the Act would do the following, which would aid in the reduction of national GHG emissions:

1. Increase the supply of alternative fuel sources by setting a mandatory Renewable Fuel Standard (RFS) requiring fuel producers to use at least 36 billion gallons of biofuel in 2022
2. Set a target of 35 miles per gallon for the combined fleet of cars and light trucks by Model Year 2020, directs National Highway Traffic Safety Administration to establish a fuel economy program for medium- and heavy-duty trucks and create a separate fuel economy standard for work trucks
3. Prescribe or revise standards affecting regional efficiency for heating and cooling products, procedures for new or amended standards, energy conservation, energy



efficiency labeling for consumer electronic products, residential boiler efficiency, electric motor efficiency, and home appliances.

EPA and NHTSA Joint Final Rule for Vehicle Standards: On April 1, 2010, the U.S. EPA and the Department of Transportation's National Highway Traffic Safety Administration (NHTSA) announced a joint final rule to establish a national program consisting of new standards for light-duty vehicles model years 2012 through 2016. The joint rule was intended to reduce GHG emissions and improve fuel economy. EPA finalized the first-ever national GHG emissions standards under the Clean Air Act, and NHTSA is finalizing Corporate Average Fuel Economy (CAFE) standards under the Energy Policy and Conservation Act (EPA 2010b). This final rule follows the EPA and Department of Transportation's (DOT) joint proposal on September 15, 2009, and is the result of the President Obama's May 2009 announcement of a national program to reduce greenhouse gases and improve fuel economy (EPA 2011). This final rule will become effective 60 days after publication in the Federal Register (EPA and NHTSA 2010).

The EPA GHG standards require new passenger cars, light-duty trucks, and medium-duty passenger vehicles to meet an estimated combined average emissions level of 250 grams of CO₂ per mile in model year 2016, equivalent to 35.5 mpg if the automotive industry were to meet this CO₂ level all through fuel economy improvements. The CAFE standards for passenger cars and light trucks will be phased in between 2012 and 2016, with the final standards equivalent to 37.8 mpg for passenger cars and 28.8 mpg for light trucks, resulting in an estimated combined average of 34.1 mpg. Together, these standards will cut greenhouse gas emissions by an estimated 960 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program. The rules will simultaneously reduce greenhouse gas emissions, improve energy security, increase fuel savings, and provide clarity and predictability for manufacturers (EPA 2011).

2. State of California

The federal CAA delegates the regulation of air pollution control and the enforcement of the NAAQS to the states. In California, the task of air quality management and regulation has been legislatively granted to CARB, with subsidiary responsibilities assigned to air quality management districts (AQMDs) and air pollution control districts (APCDs) at the regional and county levels. CARB, which became part of the California Environmental Protection Agency (CalEPA) in 1991, is responsible for ensuring implementation of the California Clean Air Act (CCAA) of 1988, responding to the federal CAA, and regulating emissions from motor vehicles and consumer products.

CARB has established California Ambient Air Quality Standards (CAAQS), which are more restrictive than the NAAQS, consistent with the CAA, which requires state regulations to be at least as restrictive as the federal requirements. The CAAQS describe adverse conditions; that is, pollution levels must be below these standards before a basin can attain the standard. The CAAQS for O₃, CO, SO₂ (1-hour and 24-hour), NO₂, PM₁₀, and PM_{2.5} and



visibility-reducing particles are values that are not to be exceeded. All others are not to be equaled or exceeded.

AB 1493: In a response to the transportation sector accounting for more than half of California's CO₂ emissions, AB 1493 (Pavley) was enacted on July 22, 2002. AB 1493 required CARB to set GHG emission standards for passenger vehicles, light-duty trucks, and other vehicles determined by the state board to be vehicles whose primary use is noncommercial personal transportation in the state. The bill required that CARB set the GHG emission standards for motor vehicles manufactured in 2009 and all subsequent model years. CARB adopted the standards in September 2004. When fully phased in, the near-term (2009–2012) standards will result in a reduction of about 22% in GHG emissions compared to the emissions from the 2002 fleet, while the mid-term (2013–2016) standards will result in a reduction of about 30%.

Before these regulations could go into effect, the EPA had to grant California a waiver under the federal CAA, which ordinarily pre-empts state regulation of motor vehicle emission standards. The waiver was granted by Lisa Jackson, the EPA administrator, on June 30, 2009. On March 29, 2010, the CARB Executive Officer approved revisions to the motor vehicle GHG standards to harmonize the state program with the national program for 2012 to 2016 model years (see "EPA and NHTSA Joint Final Rule for Vehicle Standards" above). The revised regulations became effective on April 1, 2010.

Senate Bill 1078: Approved by former governor Gray Davis in September 2002, Senate Bill 1078 (SB 1078, Sher) established the Renewal Portfolio Standard program, which requires an annual increase in renewable generation by the utilities equivalent to at least 1% of sales, with an aggregate goal of 20% by 2017. This goal was subsequently accelerated, requiring utilities to obtain 20% of their power from renewable sources by 2010 (see SB 107 and Executive Orders S-14-08 and S-21-09.)

Executive Order S-3-05: In June 2005, former governor Arnold Schwarzenegger established California's GHG emissions reduction targets in Executive Order S-3-05. The Executive Order established the following goals: GHG emissions should be reduced to 2000 levels by 2010; GHG emissions should be reduced to 1990 levels by 2020; and GHG emissions should be reduced to 80% below 1990 levels by 2050. The Secretary of CalEPA is required to coordinate efforts of various agencies to collectively and efficiently reduce GHGs. Representatives from several state agencies comprise the Climate Action Team. The Climate Action Team is responsible for implementing global warming emissions reduction programs. The Climate Action Team fulfilled its report requirements through the March 2006 Climate Action Team Report to the governor and the legislature (CAT 2006).

A second biennial report, released in April 2010, expands on the policy orientation in the 2006 assessment (CAT 2010). The 2010 report provides new information and scientific findings regarding the development of new climate and sea-level projections using new



information and tools that have recently become available and evaluates climate change within the context of broader soil changes, such as land use changes and demographics. The report also identifies the need for additional research in several different aspects that affect climate change in order to support effective climate change strategies. The aspects of climate change that were discussed that need future research include vehicle and fuel technologies, land use and smart growth, electricity and natural gas, energy efficiency, renewable energy and reduced carbon energy sources, low GHG technologies for other sectors, carbon sequestration, terrestrial sequestration, geologic sequestration, economic impacts and considerations, social science, and environmental justice.

SB 107: Approved by former governor Arnold Schwarzenegger on September 26, 2006, SB 107 (Simitian) requires investor-owned utilities such as Pacific Gas and Electric, Southern California Edison, and San Diego Gas and Electric, to generate 20% of their electricity from renewable sources by 2010. Previously, state law required that this target be achieved by 2017 (see SB 1078).

AB 32: In furtherance of the goals established in Executive Order S-3-05, the legislature enacted AB 32 (Núñez and Pavley), the California Global Warming Solutions Act of 2006, which former governor Arnold Schwarzenegger signed on September 27, 2006. The GHG emissions limit is equivalent to the 1990 levels, which are to be achieved by 2020.

CARB has been assigned to carry out and develop the programs and requirements necessary to achieve the goals of AB 32. Under AB 32, CARB must adopt regulations requiring the reporting and verification of statewide GHG emissions. This program will be used to monitor and enforce compliance with the established standards. CARB is also required to adopt rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. AB 32 allows CARB to adopt market-based compliance mechanisms to meet the specified requirements. Finally, CARB is ultimately responsible for monitoring compliance and enforcing any rule, regulation, order, emission limitation, emission reduction measure, or market-based compliance mechanism adopted.

The first action under AB 32 resulted in the adoption of a report listing early action GHG emission reduction measures on June 21, 2007. The early actions include three specific GHG control rules. On October 25, 2007, CARB approved an additional six early action GHG reduction measures under AB 32. The original three adopted early action regulations meeting the narrow legal definition of "discrete early action GHG reduction measures" consist of:

1. A low-carbon fuel standard to reduce the "carbon intensity" of California fuels
2. Reduction of refrigerant losses from motor vehicle air conditioning system maintenance to restrict the sale of "do-it-yourself" automotive refrigerants



3. Increased methane capture from landfills to require broader use of state-of-the-art methane capture technologies.

The additional six early action regulations, which were also considered "discrete early action GHG reduction measures," consist of:

1. Reduction of aerodynamic drag, and thereby fuel consumption, from existing trucks and trailers through retrofit technology
2. Reduction of auxiliary engine emissions of docked ships by requiring port electrification
3. Reduction of perfluorocarbons from the semiconductor industry
4. Reduction of propellants in consumer products (e.g., aerosols, tire inflators, and dust removal products)
5. Require that all tune-up, smog check and oil change mechanics ensure proper tire inflation as part of overall service in order to maintain fuel efficiency
6. Restriction on the use of SF6 from non-electricity sectors if viable alternatives are available.

As required under AB 32, on December 6, 2007, CARB approved the 1990 GHG emissions inventory, thereby establishing the emissions limit for 2020. The 2020 emissions limit was set at 427 million metric tons CO₂E. In addition to the 1990 emissions inventory, CARB also adopted regulations requiring mandatory reporting of GHGs for large facilities that account for 94% of GHG emissions from industrial and commercial stationary sources in California. About 800 separate sources that fall under the new reporting rules and include electricity generating facilities, electricity retail providers and power marketers, oil refineries, hydrogen plants, cement plants, cogeneration facilities, and other industrial sources that emit carbon dioxide in excess of specified thresholds.

On December 11, 2008, CARB approved the Climate Change Proposed Scoping Plan: A Framework for Change (Scoping Plan; CARB 2008) to achieve the goals of AB 32. The Scoping Plan establishes an overall framework for the measures that will be adopted to reduce California's GHG emissions. The Scoping Plan evaluates opportunities for sector-specific reductions, integrates all CARB and Climate Action Team early actions and additional GHG reduction measures by both entities, identifies additional measures to be pursued as regulations, and outlines the role of a cap-and-trade program. Additional development of these measures and adoption of the appropriate regulations will occur over the next 2 years, becoming effective by January 1, 2012.

The key elements of the Scoping Plan include:



- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards
- Achieving a statewide renewables energy mix of 33%
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system and caps sources contributing 85% of California's GHG emissions
- Establishing targets for transportation-related GHG emissions for regions throughout California, and pursuing policies and incentives to achieve those targets
- Adopting and implementing measures pursuant to existing state laws and policies, including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard
- Creating targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the State of California's long term commitment to AB 32 implementation.

SB 1368: In September 2006, former governor Arnold Schwarzenegger signed SB 1368, which requires the California Energy Commission (CEC) to develop and adopt regulations for GHG emissions performance standards for the long-term procurement of electricity by local publicly owned utilities. These standards must be consistent with the standards adopted by the California Public Utilities Commission (CPUC). This effort will help to protect energy customers from financial risks associated with investments in carbon-intensive generation by allowing new capital investments in power plants whose GHG emissions are as low or lower than new combined-cycle natural gas plants, by requiring imported electricity to meet GHG performance standards in California and requiring that the standards be developed and adopted in a public process.

Executive Order S-1-07: Issued on January 18, 2007, Executive Order S 1-07 sets a declining Low Carbon Fuel Standard (LCFS) for GHG emissions measured in CO₂-equivalent gram per unit of fuel energy sold in California. The target of the LCFS is to reduce the carbon intensity of California passenger vehicle fuels by at least 10% by 2020. The carbon intensity measures the amount of GHG emissions in the lifecycle of a fuel, including extraction/feedstock production, processing, transportation, and final consumption, per unit of energy delivered. CARB adopted the implementing regulation in April 2009. The regulation is expected to increase the production of biofuels, including those from alternative sources such as algae, wood, and agricultural waste. In addition, the LCFS would drive the availability of plug-in hybrid, battery electric, and fuel-cell power motor vehicles. The LCFS is anticipated to replace 20% of the fuel used in motor vehicles with alternative fuels by 2020.



SB 97: In August 2007, the legislature enacted SB 97 (Dutton), which directs the Governor's Office of Planning and Research (OPR) to develop guidelines under California Environmental Quality Act (CEQA) for the mitigation of GHG emissions. OPR is to develop proposed guidelines by July 1, 2009, and the Natural Resources Agency is directed to adopt guidelines by January 1, 2010. On April 13, 2009, OPR submitted to the Secretary for Natural Resources its proposed amendments to the State CEQA Guidelines.

On June 19, 2008, OPR issued a technical advisory as interim guidance regarding the analysis of GHG emissions in CEQA documents (OPR 2008). The advisory indicated that a project's GHG emissions, including those associated with vehicular traffic, energy consumption, water usage, and construction activities, should be identified and estimated. The advisory further recommended that the lead agency determine significance of the impacts and impose all mitigation measures that are necessary to reduce GHG emissions to a less than significant level.

On April 13, 2009, OPR submitted to the Natural Resources Agency its proposed amendments to the state CEQA Guidelines relating to GHG emissions. On July 3, 2009, the Natural Resources Agency commenced the Administrative Procedure Act rulemaking process for certifying and adopting the proposed amendments, starting the public comment period.

The Natural Resources Agency adopted CEQA Guidelines Amendments on December 30, 2009, and transmitted them to the Office of Administrative Law on December 31, 2009. On February 16, 2010, the Office of Administrative law completed its review and filed the amendments with the secretary of state. The amendments became effective on March 18, 2010. The amended guidelines establish several new CEQA requirements concerning the analysis of GHGs, including the following:

- Requiring a lead agency to "make a good faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project" (Section 15064(a))
- Providing a lead agency with the discretion to determine whether to use quantitative or qualitative analysis or performance standards to determine the significance of greenhouse gas emissions resulting from a particular project (Section 15064.4(a))
- Requiring a lead agency to consider the following factors when assessing the significant impacts from greenhouse gas emissions on the environment:
- The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting.



- Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
- The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. (Section 15064.4(b))
- Allowing lead agencies to consider feasible means of mitigating the significant effects of greenhouse gas emissions, including reductions in emissions through the implementation of project features or off-site measures, including offsets that are not otherwise required (Section 15126.4(c)).

The amended guidelines also establish two new guidance questions regarding GHG emissions in the Environmental Checklist set forth in CEQA Guidelines Appendix G:

- Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The adopted amendments do not establish a GHG emission threshold, and instead allow a lead agency to develop, adopt, and apply its own thresholds of significance or those developed by other agencies or experts. The Natural Resources Agency also acknowledges that a lead agency may consider compliance with regulations or requirements implementing AB 32 in determining the significance of a project's GHG emissions.

SB 375: In August 2008, the legislature passed and on September 30, 2008, former governor Arnold Schwarzenegger signed SB 375 (Steinberg), which addresses GHG emissions associated with the transportation sector through regional transportation and sustainability plans. By September 30, 2010, CARB will assign regional GHG reduction targets for the automobile and light truck sector for 2020 and 2035. The targets are required to consider the emission reductions associated with vehicle emission standards (see SB 1493), the composition of fuels (see Executive Order S-1-07), and other CARB-approved measures to reduce GHG emissions. Regional metropolitan planning organizations will be responsible for preparing a Sustainable Communities Strategy within the Regional Transportation Plan. The goal of the Sustainable Communities Strategy is to establish a development plan for the region, which, after considering transportation measures and policies, will achieve, if feasible, the GHG reduction targets. If a Sustainable Communities Strategy is unable to achieve the GHG reduction target, a metropolitan planning organization must prepare an Alternative Planning Strategy demonstrating how the GHG reduction target would be achieved through alternative development patterns, infrastructure, or additional transportation measures or policies. SB 375 provides incentives for streamlining CEQA



requirements by substantially reducing the requirements for “transit priority projects,” as specified in SB 375, and eliminating the analysis of the impacts of certain residential projects on global warming and the growth-inducing impacts of those projects when the projects are consistent with the Sustainable Communities Strategy or Alternative Planning Strategy. On September 23, 2010, CARB adopted the SB 375 targets for the regional metropolitan planning organizations (MPOs). The targets for the San Diego Association of Governments are a 7% reduction in emissions per capita by 2020 and a 13% reduction by 2035. Achieving these goals through adoption of a Sustainable Communities Strategy will be the responsibility of the MPOs.

Executive Order S-13-08: Former governor Arnold Schwarzenegger issued Executive Order S-13-08 on November 14, 2008. The Executive Order is intended to hasten California’s response to the impacts of global climate change, particularly sea level rise. It directs state agencies to take specified actions to assess and plan for such impacts. It directs the Resource Agency, in cooperation with the California Department of Water Resources, CEC, California’s coastal management agencies, and the Ocean Protection Council to request the National Academy of Sciences to prepare a Sea Level Rise Assessment Report by December 1, 2010. The Ocean Protection Council, California Department of Water Resources, and CEC, in cooperation with other state agencies are required to conduct a public workshop to gather information relevant to the Sea Level Rise Assessment Report. The Business, Transportation, and Housing Agency was ordered to assess the vulnerability of the state’s transportation systems to sea level rise within 90 days of the order. The OPR and the Resources Agency are required to provide land use planning guidance related to sea level rise and other climate change impacts. The order also requires the other state agencies to develop adaptation strategies by June 9, 2009, to respond to the impacts of global climate change that are predicted to occur over the next 50 to 100 years. A discussion draft adaptation strategies report was released in August 2009, and the final adaption strategies report was issued in December 2009. To assess the state’s vulnerability, the report summaries key climate change impacts to the state for the following areas: public health, ocean and coastal resources, water supply and flood protection, agriculture, forestry, biodiversity and habitat, and transportation and energy infrastructure. The report then recommends strategies and specific responsibilities related to water supply, planning and land use, public health, fire protection, and energy conservation.

Executive Order S-14-08: On November 17, 2008, former governor Arnold Schwarzenegger issued Executive Order S-14-08. This Executive Order focuses on the contribution of renewable energy sources to meet the electrical needs of California while reducing the GHG emissions from the electrical sector. The governor’s order requires that all retail suppliers of electricity in California serve 33% of their load with renewable energy by 2020. Furthermore, the order directs state agencies to take appropriate actions to facilitate reaching this target. The Resources Agency, through collaboration with the CEC and Department of Fish and Game, is directed to lead this effort. Pursuant to a Memorandum of



Understanding between the CEC and Department of Fish and Game creating the Renewable Energy Action Team, these agencies will create a “one-stop” process for permitting renewable energy power plants.

Executive Order S-21-09: On September 15, 2009, former governor Arnold Schwarzenegger issued Executive Order S-21-09. This Executive Order directed CARB to adopt a regulation consistent with the goal of Executive Order S-14-08 by July 31, 2010. CARB is further directed to work with the CPUC and CEC to ensure that the regulation builds upon the Renewable Portfolio Standard program and is applicable to investor-owned utilities, publicly owned utilities, direct access providers, and community choice providers. Under this order, CARB is to give the highest priority to those renewable resources that provide the greatest environmental benefits with the least environmental costs and impacts on public health and that can be developed most quickly in support of reliable, efficient, cost-effective electricity system operations. On September 23, 2010, CARB adopted regulations to implement a “Renewable Electricity Standard,” which would achieve the goal of the executive order with the following intermediate and final goals: 20% for 2012–2014; 24% for 2015–2017; 28% for 2018–2019; 33% for 2020 and beyond. Under the regulation, wind; solar; geothermal; small hydroelectric; biomass; ocean wave, thermal, and tidal; landfill and digester gas; and biodiesel would be considered sources of renewable energy. The regulation would apply to investor-owned utilities and public (municipal) utilities.

SB X1 2: On April 12, 2011, Governor Jerry Brown signed SB X1 2 in the First Extraordinary Session, which would expand the RPS by establishing a goal of 20% of the total electricity sold to retail customers in California per year, by December 31, 2013, and 33% by December 31, 2020, and in subsequent years. Under the bill, a renewable electrical generation facility is one that uses biomass, solar thermal, photovoltaic, wind, geothermal, fuel cells using renewable fuels, small hydroelectric generation of 30 megawatts or less, digester gas, municipal solid waste conversion, landfill gas, ocean wave, ocean thermal, or tidal current and that meets other specified requirements with respect to its location. In addition to the retail sellers covered by SB 107, SB X1 2 adds local publicly owned electric utilities to the RPS. By January 1, 2012, the CPUC is required to establish the quantity of electricity products from eligible renewable energy resources to be procured by retail sellers in order to achieve targets of 20% by December 31, 2013; 25% by December 31, 2016; and 33% by December 31, 2020. The statute also requires that the governing boards for local publicly owned electric utilities establish the same targets, and the governing boards would be responsible for ensuring compliance with these targets. The CPUC will be responsible for enforcement of the RPS for retail sellers, while the CEC and CARB will enforce the requirements for local publicly owned electric utilities.



3. Local

a. San Diego Air Pollution Control District

While CARB is responsible for the regulation of mobile emission sources within the state, local AQMDs and APCDs are responsible for enforcing standards and regulating stationary sources. The project is located within the SDAB and is subject to SDAPCD guidelines and regulations. In San Diego County, ozone and particulate matter are the pollutants of main concern, since exceedances of state ambient air quality standards for those pollutants are experienced here in most years. For this reason the SDAB has been designated as a nonattainment area for the state PM_{10} , $PM_{2.5}$, and ozone standards. The SDAB is also a federal ozone nonattainment area and a carbon monoxide maintenance area. The SDAB is currently in the process of being redesignated as a “serious” nonattainment area for ozone.

The SDAPCD and the San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the SDAB. The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991, and is updated on a triennial basis (most recently in 2009). The RAQS outlines SDAPCD’s plans and control measures designed to attain the state air quality standards for O_3 . The RAQS relies on information from CARB and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in the cities and San Diego County, to project future emissions and then determine from that the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by the cities and San Diego County as part of the development of their general plans.

As stated above, the SDAPCD is responsible for planning, implementing, and enforcing federal and state ambient standards in the SDAB. The following rules and regulations apply to all sources in the jurisdiction of SDAPCD:

SDAPCD Regulation IV: Prohibitions; Rule 51: Nuisance. Prohibits the discharge from any source such quantities of air contaminants or other materials that cause or have a tendency to cause injury, detriment, nuisance, annoyance to people and/or the public, or damage to any business or property.

SDAPCD Regulation IV: Prohibitions; Rule 55: Fugitive Dust. Regulates fugitive dust emissions from any commercial construction or demolition activity capable of generating fugitive dust emissions, including active operations, open storage piles, and inactive disturbed areas, as well as track-out and carry-out onto paved roads beyond a project site.



SDAPCD Regulation IV: Prohibitions; Rule 67.0: Architectural Coatings. Requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.

b. City of Chula Vista

The Chula Vista City Council adopted the 2008 state Energy Code (Title 24) with an amendment requiring an increased energy efficiency standard. This amendment went into effect on February 26, 2010, as Section 15.26.030 of the Municipal Code. As required by this amendment, all building permits applied for and submitted on or after this date are subject to these increased energy efficiency standards. The increase in energy efficiency is a percentage above the new 2008 Energy Code and is dependent on climate zone and type of development proposed. The designation is as follows:

- New residential and nonresidential projects that fall within climate zone 7 must be at least 15% more energy efficient than the 2008 Energy Code. Climate zone 7 encompasses the western portion of the City Of Chula Vista (City of Chula Vista 2010).
- New low-rise residential projects (three-stories or less) that fall within climate zone 10 must be at least 20% more energy efficient than the 2008 Energy Code. New non-residential, high-rise residential or hotel/motel projects that fall within climate zone 10 must be at least 15% more energy efficient than the 2008 Energy Code. Climate zone 10 encompasses the easternmost portion of the City Of Chula Vista (City of Chula Vista 2010).

Additionally, per Section 15.12 of the City's Municipal Code, all new residential construction, remodels, additions, and alterations must provide a schedule of plumbing fixture fittings that will reduce the overall use of potable water by 20%.

The City of Chula Vista has developed a number of strategies and plans aimed at improving air quality. The City is a part of the Cities for Climate Protection Program, which is headed by the International Council of Local Environmental Initiatives (ICLEI). In November 2002, Chula Vista adopted the CO₂ Reduction Plan to lower the community's major greenhouse gas emissions, strengthen the local economy, and improve the global environment. The CO₂ Reduction Plan focuses on reducing fossil fuel consumption and decreasing reliance on power generated by fossil fuels, which would have a corollary effect in the reduction of air pollutant emissions into the atmosphere. The following 20 action measures have been proposed within the plan in order to achieve this goal:



- | | |
|---|---|
| 1. Municipal clean fuel vehicle purchases | 11. Site design with pedestrian/bicycle orientation |
| 2. Green power | 12. Bicycle integration with transit and employment |
| 3. Municipal clean fuel demonstration project | 13. Bicycle lanes, paths, and routes |
| 4. Telecommuting and telecenters | 14. Energy efficient landscaping |
| 5. Municipal building upgrades and trip reduction | 15. Solar pool heating |
| 6. Enhanced pedestrian connections to transit | 16. Traffic signal and system upgrades |
| 7. Increased housing density near transit | 17. Student transit subsidy |
| 8. Site design with transit orientation | 18. Energy efficient building program |
| 9. Increased land use mix | 19. Municipal Life-Cycle purchasing standards |
| 10. Green Power public education program | 20. Increased employment density near transit. |

II. Project Description



A. Project Description

Village 8 East Land Use Plan is anchored by the location of the Village Core. The Village Core is centrally located within the Project site and includes a neighborhood park, and an elementary school site and a mixed use commercial/residential site. Each village-use is described further below. The Village 8 East Site Utilization Plan is shown in Figure 1 and the Village 8 East Land Use Summary is provided in Table 1.

1. Residential Uses

a. Multi-Family Residential:

As shown in Figure 1 and as depicted in Table 1, 46.2 acres of the total Project site would be designated as multi-family residential, which would accommodate 2,177 homes. This designation would allow for five multi-family residential neighborhoods, with an average density ranging of 47.1 dwelling units per acre (du/acre).

b. Single-Family Residential:

As shown in Figure 1 and as depicted in Table 1, 117.1 acres of the total Project site would be designated as single-family residential, which would accommodate 943 single family homes. This designation would allow for sixteen single-family residential neighborhoods, with an average density ranging of 8.1 dwelling units per acre (du/acre).

2. Mixed-Use

The Project site includes a 9.5-acre Mixed Use (MU) area located adjacent to the elementary school and neighborhood park. As shown in Table 1, the MU designation would allow for 440 attached homes and up to 20,000 square feet of neighborhood commercial, retail, and office uses.

3. Parks and Recreation Uses

The Project site includes 58.8 acres of parks on two public park sites. As illustrated in Figure 1 and shown in Table 1, the neighborhood park is 7.3 acres and would be located in the Village Core, adjacent to the elementary school site and the MU site.

The Project includes a 51.5-acre Community Park (P-2) south of Village 8 East in the Otay Valley Regional Park. Park amenities will be in conformance with the City of Chula Vista Parks Master Plan and may include multi-purpose open lawn areas, ball fields, sports courts, picnic shelters, play areas and restroom and maintenance buildings.

AR-11 is 22.6 acres of Active Recreation as defined by the Chula Vista MSCP Subarea Plan and is identified by the Otay Valley Regional Park Concept Plan as Active Recreation Area 11.



4. Elementary School

To ensure a site for future school services is available, the Project proposes an elementary school site with the designation of a 10.8-acre elementary school site located in the Village Core, adjacent to the neighborhood park.

5. Community Purpose Facilities (CPF)

Community Purpose Facilities (CPF) means "a land use designation in a planned community intended for non-profit and certain for-profit land uses..." The SPA Land Use Plan distributes CPF sites throughout the Plan area as shown in Figure 1.

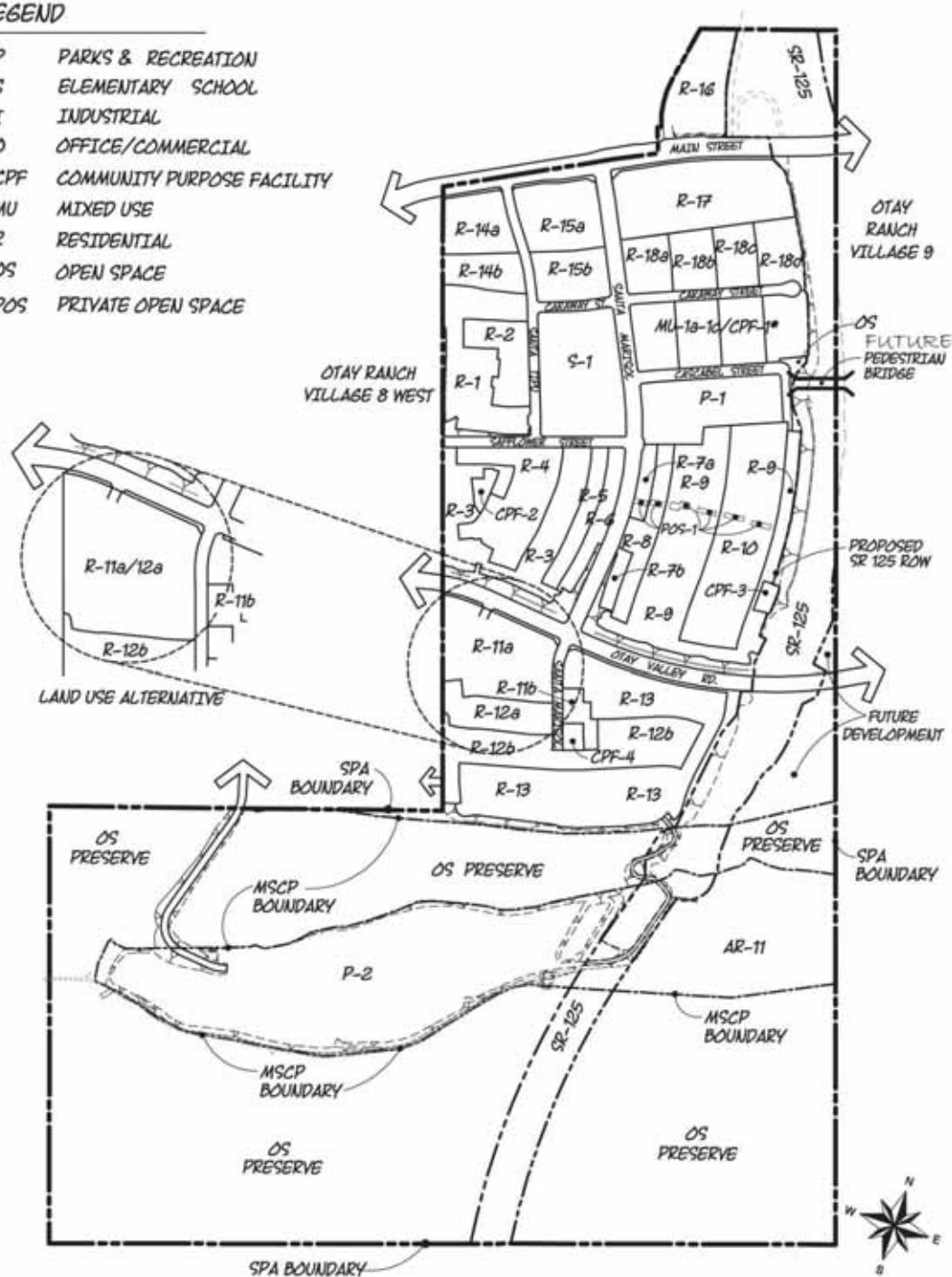
CPF 1 is a 2.6-acre site located in the Village Core. CPF-2, CPF-3 and CPF-4 (0.5, 0.5, and 0.6 acres, respectively) provide additional private recreation facilities within residential neighborhoods to create a series of open space focal points within the village.

6. Otay Ranch Preserve

The Site Utilization Plan designates approximately 253.6 acres of the Project site as Preserve land, which will be offered for dedication to the Otay Ranch Preserve system. Preserve land is generally undisturbed land or restored habitats set aside for dedication to the public.

LEGEND

- | | |
|-----|----------------------------|
| P | PARKS & RECREATION |
| S | ELEMENTARY SCHOOL |
| I | INDUSTRIAL |
| O | OFFICE/COMMERCIAL |
| CPF | COMMUNITY PURPOSE FACILITY |
| MU | MIXED USE |
| R | RESIDENTIAL |
| OS | OPEN SPACE |
| POS | PRIVATE OPEN SPACE |



**The CPF-1 Site may be located on any portion of the MU Parcel. The exact location shall be determined during the Design Review process or Final Map process, whichever occurs first.*

Exhibit 1 – Village 8 East Site Utilization Plan



Land Use Summary	Unit Type	Acres	Units	Target Density
Neighborhood				
Single Family				
R-1	SF	8.4	76	9.0
R-2	SF	3.9	34	8.7
R-3	SF	9.8	80	8.2
R-4	SF	7.6	52	6.8
R-5	SF	2.7	23	8.5
R-6	SF	2.6	25	9.6
R-7a ¹	SF	1.2	14	11.7
R-7b	SF	0.9	11	12.2
R-8 ¹	SF	3.8	33	8.7
R-9 ¹	SF	17.1	159	9.2
R-10 ¹	SF	13.5	111	8.5
R-11a ²	SF	9.3	74	8.0
R-11b	SF	1.3	10	7.7
R-12a ²	SF	3.9	29	7.4
R-12b	SF	10.6	72	6.8
R-13	SF	20.5	140	6.8
Single Family Total		117.1	943	8.1
Multi Family Residential				
R-14 (a and b)	MF	7.1	329	46.3
R-15 (a and b)	MF	9.6	452	47.1
R-16	MF	6.2	287	46.3
R-17	MF	12.0	562	46.8
R-18 (a, b, c, and d)	MF	11.3	547	48.4
Multi Family Total		46.2	2,177	47.1
Mixed Use				
MU-1 (a, b, c) ³	MU	9.2	440	46.3
Mixed Use Total		9.2	440	46.3
Residential Total		172.5	3,560	20.6
Future Development				
Future Development (Lot A)		0.9		
Future Development (Lot B)		7.3		
Future Development Total		8.1		
Other				
Community Purpose Facilities				
CPF-1 ⁴		2.9		
CPF-2 ⁵		0.5		
CPF-3 ⁵		0.5		
CPF-4		0.6		
CPF Total		4.5		
Parks				
P-1 (Neigh.)		7.3		
P-2 (Comm.)		51.5		
Parks Total		58.8		
Active Rec				
AR-11		22.6		
Active Rec Total		22.6		
School				
S-1		10.8		
School Total		10.8		
Open Space Total		11.2		
Preserve Total		253.6		
Circulation				
External Circulation		9.9		
Internal Circulation		19.7		
Circulation Total		29.6		
SR-125				
Lots 1-3		3.6		
SR-125 Circulation Total		3.6		
TOTAL		575.3	3,560	

1 POS-1 acreage is included in Neighborhoods R-7a, R-8, R-9, and R-10

2 Land Use Alternative may be implemented in Neighborhoods R-11a and R-12a.

3 20,000 sf Minimum Commercial Square Footage.

4 The CPF-1 Site may be located on any portion of the MU Site.

5 A total of 0.2 acres within the CPF-2 and/or CPF-3 site may be used to satisfy all or a portion of the Common Usable Open Space requirement for neighborhoods within ¼ mile of the CPF-2 or CPF-3 sites.

Table 1 – Village 8 East Land Use Summary



B. Project Design Features

The proposed project would implement the following design features and conservation plans, including Otay Ranch GDP requirements, as part of the project design and long-term operation.

1. General Design Standards Related to GHG Emission Reduction

The village concept intensifies residential densities and commercial uses to enhance transit use, reduces automotive dependency, consolidates open space, promotes social interaction, and creates a strong sense of community and identity within Otay Ranch. The land use pattern required by the Otay Ranch General Development Plan (GDP) for transit-oriented villages emphasizes high density residential and commercial land uses located near public transit to enhance ridership.

Village urban design would focus on an integrated system of roads, low-speed electric vehicle paths, bike lanes, trails and pedestrian walkways. The plan also considers non-vehicular transportation systems by making provisions to connect to local and regional trails systems that provide access between the village core, neighborhood park, elementary school, open space areas and residential areas. Additionally, local blue bus lines and green shuttle bus lines are planned to provide public transit service to the villages.

The circulation plan encourages the use of bicycles and low speed-electric vehicles through the provision of the Village Pathway, an off-street paved path for bicycle and low-speed electric vehicle travel. The design of all village streets includes sidewalks and landscaping to promote pedestrian circulation throughout the project site.

2. Conservation Plans

a. Water Conservation Plan

The purpose of the Water Conservation Plan (WCP) is to respond to the Growth Management policies of the City of Chula Vista, which are intended to address the long-term need to conserve water in new developments, to address short-term emergency measures, and to establish standards for water conservation.

b. Energy Conservation Plan

The Otay Ranch GDP requires that all Sectional Planning Area (SPA) Plans prepare a Non-Renewable Energy Conservation Plan. This Plan identifies measures to reduce the use of non-renewable energy resources through, but not limited to transportation, building design and use, lighting, recycling, and alternative energy sources.

3. Transit Planning Principles

Public transportation is an integral part of the Otay Ranch Community. The design of the Plan area promotes access to public transit and locates land uses in proximity to



proposed transit stations. Chula Vista Transit (CVT) provides bus service through the Eastern Territories of the City that can be extended to serve the SPA Plan areas. Regional transit plans also provide for commuter lines to serve villages in Otay Ranch.

Two future transit stops are located within or adjacent to the Village 8 East SPA Plan Area. Exhibit 2 shows the Transit Plan for Village 8 East. Transit stops location and design are based on the following principles:

- Locate transit stops where there are a number of major pedestrian generators.
- Locate transit stops and pedestrian walkways to provide access while respecting the privacy of residential areas.
- At the intersection of two or more transit routes, locate bus stops to minimize walking distance between transfer stations.
- Locate bus turn-outs on the far side of the intersections to avoid conflicts between transit vehicles and automobile traffic, permitting right-turning vehicles to continue turning movements.
- Transit stops should be provided with adequate walkway lighting and well designated shelters.
- Walkway ramps should be provided at transit stops to ensure accessibility.

4. Bicycle Routes and Pedestrian Trails

All village streets and sidewalks have been designed at gradients of 10% or less to facilitate pedestrian, bicycle and low-speed electric vehicle travel. Bicycles and low-speed electric vehicles may travel on all village streets with speed limits of 35 miles per hour.

a. Regional Trails

Chula Vista Regional Trails are located on the south side of Main Street and Otay Valley Road. These trails are located adjacent to the roadways within landscape buffers. The decomposed granite trails are 10-feet wide to accommodate both pedestrians and bicycles.

b. Otay Ranch Village Pathway

The Otay Ranch GDP provides for a Village Pathway to be located through Otay Ranch, specifically through the villages to connect open spaces. The Village 8 East SPA Plan locates a Village Pathway on Street A, connecting from Main Street south of Otay Valley Road, and Street B through the Village Core and connecting to an off-site pedestrian bridge over SR-125.



c. Promenade Streets

Residential Promenade Streets are the primary circulation streets through residential neighborhoods. The street design promotes the pedestrian-oriented urban village by providing a "Promenade," a 6-foot wide, tree-shaded walkway (Promenade Trail) on one side of the street.

Exhibit 2 – Village 8 Transit Plan



LEGEND

-  6 LANE PRIME ARTERIAL
-  SECONDARY VILLAGE ENTRY W/MEDIAN
-  FOUR LANE MAJOR
-  MODIFIED RESIDENTIAL PROMENADE STREET W/ VILLAGE PATHWAY (79' EAST OF ST. "A", 71' WEST OF ST. "A")
-  MODIFIED 2 LANE SECONDARY VILLAGE ENTRY W/ MEDIAN
-  MODIFIED RESIDENTIAL PROMENADE STREET
-  SINGLE LOADED RES. PARKWAY STREET
-  COMMUNITY PARK ENTRY DRIVE

NOTE: ALL OTHER STREETS
ARE 58' RESIDENTIAL
PARKWAY STREETS

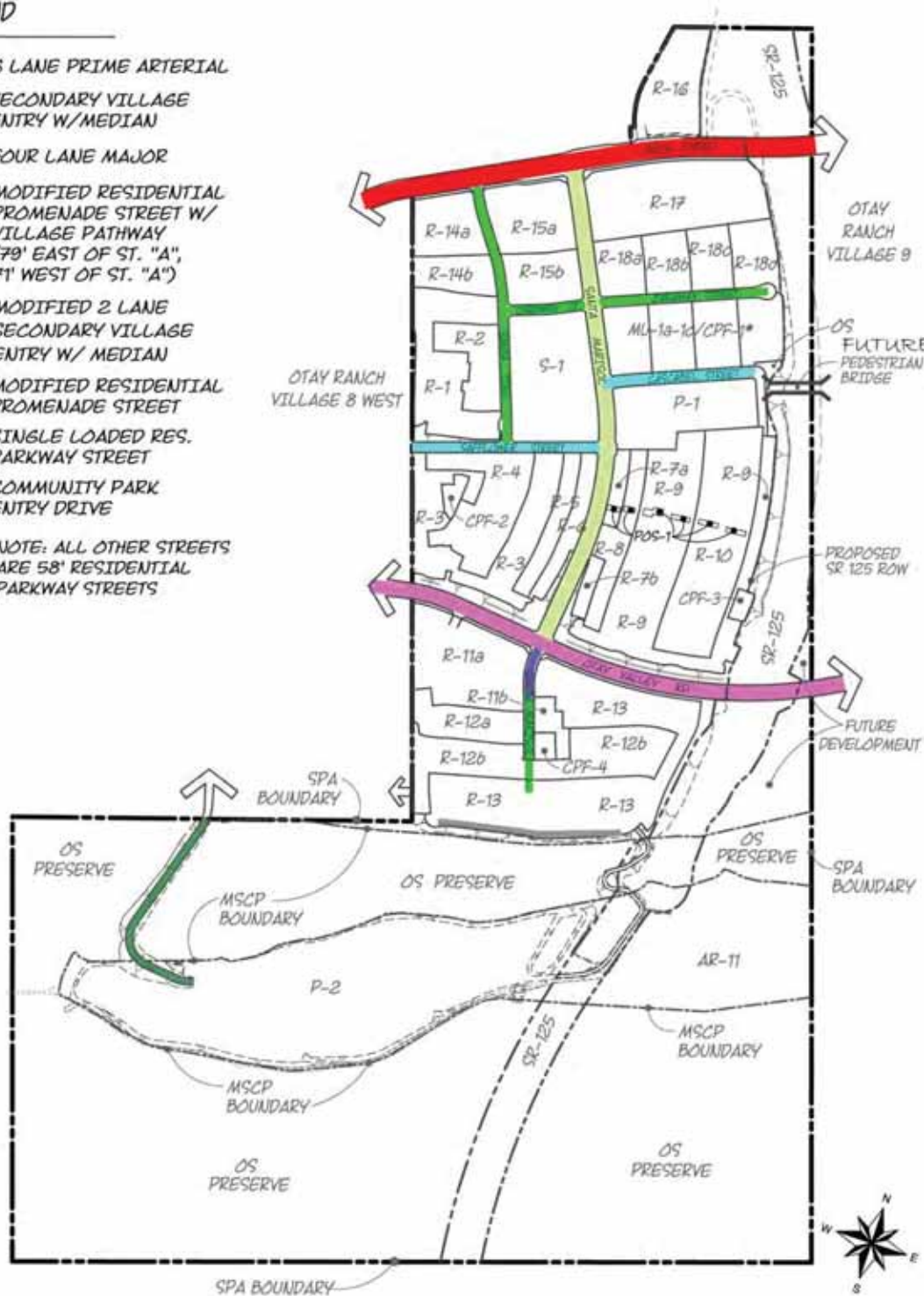


Exhibit 3 – Village 8 East Trails Plan

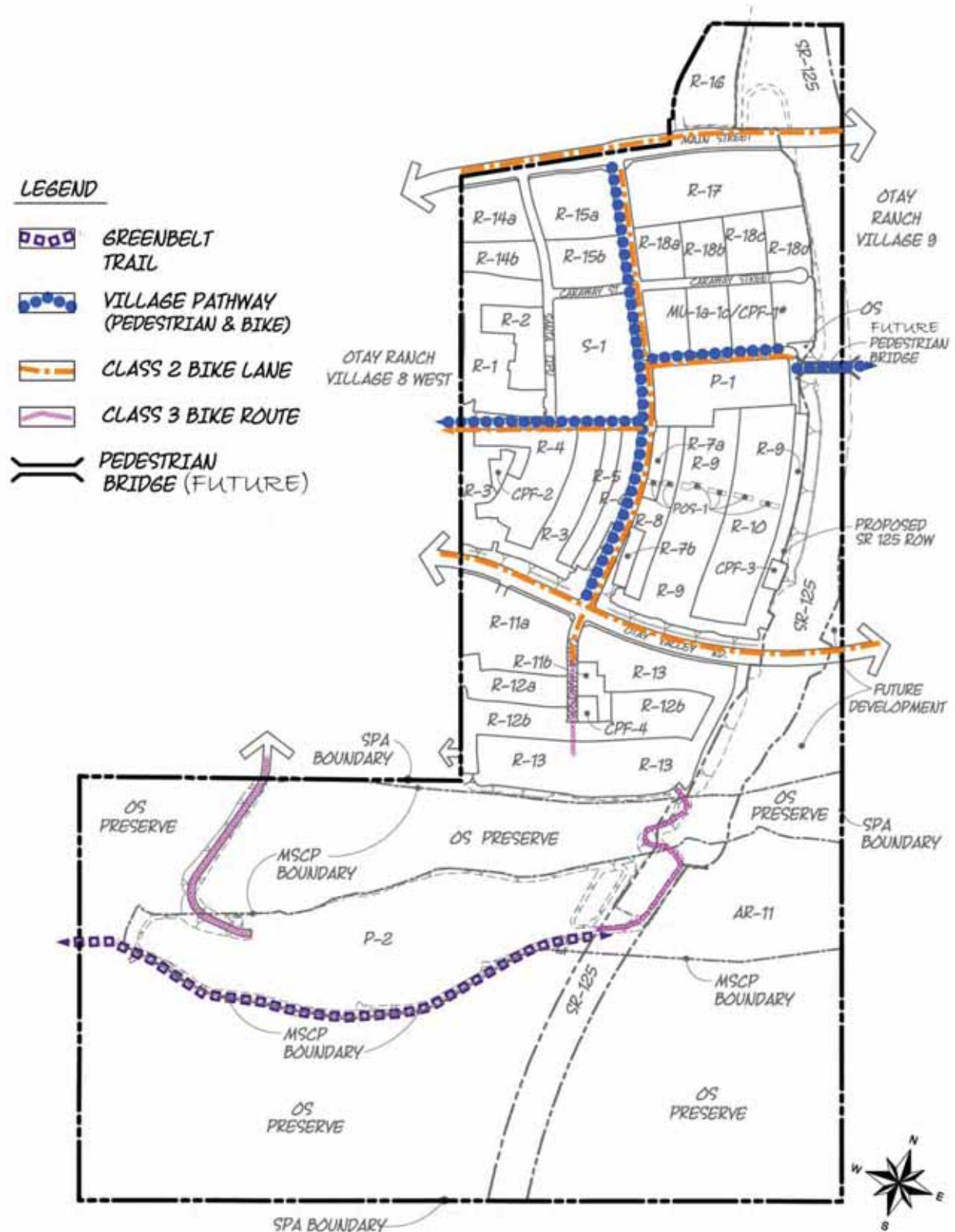


Exhibit 4 – Village 8 East Bicycle Routes



d. Village Streets

Village streets are designed to promote pedestrian, bicycle and low-speed electric vehicle travel. Sidewalks are provided on all village streets. The preferred design for all village streets provides for minimum 5-foot wide sidewalks separated from the roadway by landscaped parkways.

e. Greenbelt and OVRP Trails

The Chula Vista Greenbelt Master Plan provides for a Greenbelt to be located through Otay Ranch. The Greenbelt Trail is located south of Village 8 East through the Otay River Valley. The OVRP Concept Plan identifies a multi-use trail system through the Otay River Valley. The portion of the Greenbelt Trail described above coincides with the OVRP trail. General Development Plan (GDP) Goals and Policies

f. Class 2 Bike Lanes

Class 2 Bike Lanes are planned along Main Street and Otay Valley Road. These signed and striped lanes within the street right-of-way connect to a larger bike circulation network within the City of Chula Vista.

g. Class III Bike Routes

Class III Bike Routes are planned along Street A, providing a link through Village 8 East between Main Street and Otay Valley Road. Bicyclists have the option of sharing the road or utilizing the off-street Village Pathway.

5. General Development Plan (GDP) Goals and Policies

The adopted Otay Ranch GDP establishes goals and objectives for land use mobility as they relate to air quality and greenhouse gas emissions reduction throughout the project site.

Land Use

Goal: Reduce reliance on the automobile and promote alternative modes of transportation.

Objective: Develop villages which integrate residential and commercial uses with a mobility system that accommodates alternative modes of transportation, including pedestrian, bicycle, bus, light rail, and other modes of transportation.

Objective: Develop residential land uses which encourage the use of alternative modes of transportation through the provision of bus and light rail right-of-way, and the inclusion of a bicycle and pedestrian network.

Objective: Develop the Eastern Urban Center to promote alternative modes of transportation. Specifically, through the provision of light rail right-of-way and the incorporation of multi-modal access from residential neighborhoods and villages.



Goal: Organize land uses based upon a village concept to produce a cohesive, pedestrian friendly community, encourage non-vehicular trips, and foster interaction amongst residents.

Mobility

Goal: Provide a safe and efficient transportation system within Otay Ranch with convenient linkages to regional transportation elements abutting the Otay Ranch.

Goal: Achieve a balanced transportation system which emphasizes alternatives to automobile use and is responsive to the needs of residents.

Objective: Study, identify, and designate corridors, if appropriate, for light rail and transit facilities.

Objective: Promote alternative forms of transportation, such as bicycle and car paths, riding and hiking trails, and pedestrian walkways as an integral part of the circulation system.

Commuter Trip Management

Goal: Create a safe and efficient multi-modal transportation network which minimizes the number and length of single passenger vehicle trips.

Objective: Minimize the number and length of single passenger vehicle trips to and from employment and commercial centers to achieve an average of 1.5 persons per passenger vehicle during weekday commute hours.

Bicycle System Design

Objective: Provide a safe, thorough and comprehensive bicycle network which includes bicycle paths between major destinations within, and adjacent to, Otay Ranch.

Objective: Encourage mixed use development to promote linking of trips, reduce trip length and encourage alternative mode usage.

Transit Route and Facility Design

Objective: Facilitate access to public transit.

Pedestrian Design

Objective: Encourage pedestrian traffic as an alternative to single vehicle passenger travel.



Building Design

Objective: Locate and design buildings within village cores to facilitate transit and pedestrian access.

Parking Management

Objective: Manage parking facilities to facilitate transit, ridesharing and pedestrian access.

Objective: Manage parking facilities to encourage a reduction in the number of single vehicle trips.

Street Configuration

Objective: Configure internal village streets to give pedestrian traffic a priority.

Energy Conservation

Objective: Minimize fossil fuel emission by conserving energy.

Water Conservation

Goal: Conserve water during and after construction of Otay Ranch.

Objective: Reduce CWA water use within Otay Ranch to a level that is 75% of County-wide, 1989 per capita levels.

Objective: Create a comprehensive framework for the design implementation and maintenance of water conserving measures, both indoor and outdoor.

III. Effect of Project on Local/Regional Air Quality



A. Potential Short and Long Term Effects on Local and Regional Air Quality

1. Construction Emissions

Construction of the proposed project would result in a temporary addition of pollutants to the local airshed caused by soil disturbance, fugitive dust emissions, and combustion pollutants from on-site construction equipment, as well as from off-site trucks hauling construction materials. Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation and, for dust, the prevailing weather conditions. Therefore, such emission levels can only be approximately estimated with a corresponding uncertainty in precise ambient air quality impacts. Fugitive dust (PM₁₀ and PM_{2.5}) emissions would primarily result from grading and site preparation activities. NO_x and CO emissions would primarily result from the use of construction equipment and motor vehicles.

Emissions from the construction phase of the project were estimated through the use of emission factors from the URBEMIS 2007, Version 9.2.4, land use and air emissions model (Jones & Stokes 2007). Construction of the proposed project is anticipated to begin with Village 3 North in 2014¹. Project construction would end with buildout of Village 10, which is anticipated to occur in 2029. A detailed description of construction subphases (mass grading, fine grading, trenching, paving, building construction, and architectural coatings), as well as other assumptions made for the purposes of modeling, is included in Appendix A. Total construction is expected to take approximately 15 years. For the analysis, it was generally assumed that heavy construction equipment would be operating at the site for approximately 8 hours per day, 5 days per week (22 days per month), during project construction. URBEMIS model assumptions for construction equipment were used in calculating construction emissions as equipment and machinery mix would be typical of residential development. Additional project-specific assumptions regarding vehicle trips, construction schedule, soil import/export, and architectural coatings are included in Appendix A. The equipment mix is meant to represent a reasonably conservative estimate of construction activity.

The proposed project is subject to SDAPCD Rule 55 – Fugitive Dust Control. This requires that the project take steps to restrict visible emissions of fugitive dust beyond the property line. Compliance with Rule 55 would limit any fugitive dust (PM₁₀ and PM_{2.5}) that may be generated during grading and construction activities. To account for dust control measures

¹ The original construction schedule beginning in May 2014 is analyzed for the Proposed Project; however, construction would start at a later date. The construction scenario and schedule analyzed as part of the Proposed Project analysis is considered conservative because over time, emissions for both the construction and operational scenario would decrease due to more stringent air quality standards implemented over time, vehicle fleet turnover to more efficient engines, fuel mix, etc. As the duration of construction would not change (i.e. construction would occur over a 16-year period regardless of start date), the scenario analyzed as part of this analysis is considered conservative for the purposes of quantitatively analyzing air quality impacts.



in the calculations, it was assumed that the active sites would be watered at least two times daily, resulting in an approximately 55% reduction of particulate matter.

The proposed project is also subject to SDAPCD Rule 67: Architectural Coatings which requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.

Table 2, Estimated Maximum Daily Construction Emissions, shows the estimated maximum daily construction emissions associated with the construction phase of the proposed project before and after compliance with Rule 55 and Rule 67. Because the project phasing overlaps with other villages, Table 2 includes emissions for Village Three North and portion of Village Four, Village Eight East and Village Ten.

Table 2: Estimated Maximum Daily Construction Emissions (pounds/day)
Villages Three North/Portion of Four, Eight East and Ten

	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
<i>Proposed Project Emissions (not compliant with SDAPCD Rules 55 and 67) Unmitigated)</i>						
2014	14.99	94.29	108.02	0.10	603.75	128.74
2015	64.44	86.18	107.19	0.11	305.47	67.40
2016	103.46	155.79	202.89	0.20	908.02	195.04
2017	101.83	141.79	194.88	0.20	608.89	132.94
2018	91.99	80.71	145.21	0.19	305.44	67.14
2019	37.55	58.04	89.20	0.10	303.62	65.62
2020	36.83	52.86	86.18	0.10	303.34	65.46
2021	36.46	51.57	76.23	0.10	303.31	65.44
2022	36.46	51.57	76.23	0.10	303.31	65.44
2023	62.99	94.48	130.40	0.16	905.29	192.55
2024	58.65	62.29	104.74	0.16	304.29	66.17
2025	28.75	51.33	68.63	0.07	303.12	65.33
2026	28.59	50.83	64.86	0.07	303.11	65.33
2027	28.59	50.83	64.86	0.07	303.11	65.33
2028	28.59	50.83	64.86	0.07	303.11	65.33
2029	21.88	12.18	25.06	0.06	0.97	0.72
<i>Maximum Daily Emissions (Unmitigated)</i>	103.46	155.79	202.89	0.20	908.02	195.04
<i>Proposed Project Emissions (compliant with SDAPCD Rules 55 and 67)</i>						
2014	14.99	94.29	108.02	0.10	273.75	59.82
2015	47.65	86.18	107.19	0.11	140.47	32.94
2016	77.50	155.79	202.89	0.20	413.02	91.66
2017	75.87	141.79	194.88	0.20	278.89	64.02
2018	66.03	80.71	145.21	0.19	140.44	32.69



2019	28.38	58.04	89.20	0.10	138.62	31.26
2020	27.66	52.86	86.18	0.10	138.34	31.01
2021	27.29	51.57	76.23	0.10	138.31	30.98
2022	27.29	51.57	76.23	0.10	138.31	30.98
2023	47.22	94.48	130.40	0.16	410.29	89.17
2024	42.88	62.29	104.74	0.16	139.29	31.71
2025	22.15	51.33	68.63	0.07	138.12	30.88
2026	21.99	50.83	64.86	0.07	138.11	30.87
2027	21.99	50.83	64.86	0.07	138.11	30.87
2028	21.99	50.83	64.86	0.07	138.11	30.87
2029	15.28	12.18	25.06	0.06	0.97	0.72
<i>Maximum Daily Emissions (Mitigated)</i>	<i>77.50</i>	<i>155.79</i>	<i>202.89</i>	<i>0.20</i>	<i>413.02</i>	<i>91.66</i>
<i>City of Chula Vista Threshold</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Threshold Exceeded?	Yes	Yes	No	No	Yes	Yes

Source: URBEMIS 2007 Version 9.2.4. See Appendix A of Air Quality and Global Climate Change Technical Report for the Otay Ranch University Villages Project for complete results.

Note: Construction emissions shown include emissions from construction of all Villages analyzed under the proposed project, including Village Three and a Portion of Village Four, Village Eight East, and Village Ten.

¹ Construction emissions that would be generated under the Village Eight East Alternative Development Scenario would be essentially the same as construction equipment fleet, daily equipment and construction crew operations, and daily construction trips to and from the site would be the same as those analyzed under the proposed project. A pounds/per day daily threshold is the only threshold numerically considered for criteria pollutants; therefore, the quantitative analysis under both the proposed project and alternative scenario would be essentially the same.

² "Unmitigated" PM₁₀ and PM_{2.5} emissions as shown do not reflect compliance with SDAPCD Rule 55, which restricts visible fugitive dust emissions beyond the property line. Similarly, "Unmitigated" VOC emissions as shown do not reflect compliance with SDAPCD Rule 67 which restricts the VOC content in architectural coatings. "Mitigated" emissions as shown, account for compliance with these rules.

As shown, daily construction emissions would not exceed the City's significance thresholds for CO and SOx. However, the VOC, NOx, PM10, and PM2.5 emissions associated with project construction would exceed the City of Chula Vista's emission threshold. Mitigation Measures AQ-1 – AQ-2 (below) would reduce construction-related emissions. Note that mitigation available for the reduction of NOx emissions (as described in mitigation measure AQ-1) is not quantifiable; therefore, emission reductions for NOx are not shown in Table 2.

MM AQ-1: Prior to approval of any grading permits, the project applicant or its designee shall place the following requirements on all grading plans, and shall be implemented during grading of each phase of the project to minimize NOx emissions:



- Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall turn their engines off when not in use to reduce vehicle emissions;
- All construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. A copy of each unit's BACT documentation shall be provided at the time of mobilization of each applicable unit of equipment;
- All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications;
- All diesel-fueled on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible. To achieve this standard, new vehicles shall be used, or older vehicles shall use post-combustion controls that reduce pollutant emissions to the greatest extent feasible;
- The effectiveness of the latest diesel emission controls is highly dependent on the sulfur content of the fuel. Therefore, diesel fuel used by on- and off-road construction equipment shall be low sulfur (less than 15 ppm) or other alternative, low-polluting diesel fuel formulation.
- The use of electrical construction equipment shall be employed where feasible;
- The use of catalytic reduction for gasoline-powered equipment shall be employed where feasible;
- The use of injection timing retard for diesel-powered equipment shall be employed where feasible.

MM AQ-2: Prior to approval of any grading permits, and during project construction, the project applicant or its designee shall require implementation of the City's Standard Construction Best Management Practices (BMPs), including:

- Water, or utilize another acceptable SDAPCD dust control agent on, the grading areas at least twice daily to minimize fugitive dust;
- Stabilize grading areas as quickly as possible to minimize fugitive dust;
- Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry;



- Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads;
- Remove any visible track-out into traveled public streets within 30 minutes of occurrence;
- Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred;
- Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads;
- Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling;
- Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 miles per hour (mph);
- Cover/water on-site stockpiles of excavated material; and
- Enforce a 20 mph speed limit on unpaved surfaces.
- Pave permanent roads as quickly as possible to minimize dust;
- During construction, site grading activities within 500 feet of a school in operation shall be discontinued or all exposed surfaces shall be discontinued or all exposed surfaces shall be watered to minimize dust transport off site to the maximum degree feasible, when the wind velocity is greater than 15mph in the direction of the school;
- During blasting, utilize control measures to minimize fugitive dust. Control measures may include, but are not limited to, blast enclosures, vacuum blasters, drapes, water curtains or wet blasting.

MM AQ-3: Prior to approval of the building permit for any uses that are regulated for TACs by the SDAPCD, the project applicant shall demonstrate to the satisfaction of the Development Services Director (or their designee) that the use complies with established criteria (such as those established by SDAPCD Rule 1200 and CARB). Also, gas stations shall not be located within 50 feet of a sensitive receptor, in accordance with CARB's siting recommendations.



2. Operational Emissions

Following the completion of construction activities, the proposed project would generate VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5} emissions from project land uses, as well as mobile and stationary sources including vehicular traffic from residents, space heating and cooling, water heating, and fireplace (hearth) use.

The proposed project would impact air quality through the vehicular traffic generated by project residents. According to the project's Traffic Impact Analysis (Chen Ryan, 2014), total project-generated daily traffic is estimated to be 77,748 trips per day at full buildout (2030) which includes Village Three North and portion of Village Four, Village Eight East and Village Ten. The URBEMIS 2007 model was utilized to estimate daily emissions from proposed vehicular sources. URBEMIS 2007 default data, including temperature, trip characteristics, variable start information, emissions factors, and trip distances, were conservatively used for the model inputs. Project-related traffic was assumed to be comprised of a mixture of vehicles in accordance with the model outputs for traffic. Emission factors representing the vehicle mix and emissions for 2030 (full buildout) were used to estimate emissions.

In addition to estimating mobile source emissions, the URBEMIS 2007 model was also used to estimate emissions from the project area stationary sources, which include natural gas appliances, hearths, landscaping (which would not produce winter emissions), consumer products, and architectural coatings. All residential units would be constructed with natural gas fireplaces.

The present estimation of proposed operational emissions is based upon typical residential, retail, and industrial uses, and the analysis is considered a reliable estimate of the project's likely emissions. Table 3, Estimated Daily Maximum Operational Emissions, presents the maximum daily emissions associated with the operation of the proposed project after all phases of construction have been completed. Because the project phasing overlaps with other villages, Table 3 includes emissions for Village Three North and portion of Village Four, Village Eight East and Village Ten. The values shown are the maximum summer and winter daily emissions results from URBEMIS 2007. Complete details of the emissions calculations are provided in Appendix A of the Air Quality and Global Climate Change Technical Report for the Otay Ranch University Village Project.

As shown, daily operational emissions would not exceed the City's significance thresholds for SO_x. However, the VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5} emissions associated with operation of the project would exceed the City of Chula Vista's significance thresholds.



Table 3: Estimated Daily Maximum Operational Emissions – 2030 (pounds/day)
Villages Three North/Portion of Four, Eight East and Ten

Proposed Project Emissions	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
Motor Vehicles	248.06	242.40	2,753.76	8.32	1,349.61	261.83
Area Sources	396.82	87.52	168.02	0.01	0.52	0.52
Total	644.88	329.92	2,921.78	8.33	1,350.13	262.35
<i>City of Chula Vista Threshold</i>	55	55	550	150	150	55
Threshold Exceeded?	Yes	Yes	Yes	No	Yes	Yes
Winter						
Motor Vehicles	266.89	291.97	2,576.56	6.92	1,349.61	261.83
Area Sources	377.07	131.50	56.44	0.29	3.84	3.80
Total	643.96	423.47	2,633	7.21	1,353.45	265.63
<i>City of Chula Vista Threshold</i>	55	55	550	150	150	55
Threshold Exceeded?	Yes	Yes	Yes	No	Yes	Yes

Source: URBEMIS 2007 Version 9.2.4. See Appendix A for complete results.

Note: Construction emissions shown include emissions from construction of all Villages analyzed under the proposed project, including Village Three and a Portion of Village Four, Village Eight East, and Village Ten.

"Summer" emissions are representative of the conditions that may occur during the ozone season (May 1 to October 31) and

"Winter" emissions are representative of the conditions that may occur during the balance of the year (November 1 to April 30)

Project design features would help to reduce operational emissions; however, significant reductions in VOC, NO_x, CO, PM₁₀, and PM_{2.5} emissions would be required to reduce emissions of these pollutants to less than significant, and feasible mitigation measures are not available to achieve these reductions. Therefore, even with incorporation of these design features, criteria pollutant emissions are anticipated to be above the thresholds for VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}.

B. Potential Short-term and Long-term Effects on Global Climate Change

1. Construction Emissions

GHG emissions would be associated with the construction phase of the proposed project through use of construction equipment and vehicle trips. Emissions of CO₂ were estimated using the URBEMIS 2007, Version 9.2.4, land use and air emissions model (Jones & Stokes 2007). The model results were adjusted to estimate CH₄ and N₂O emissions in addition to CO₂. The CO₂ emissions from off-road equipment and vehicles and delivery trucks, which are assumed by URBEMIS 2007 to be diesel fueled, were adjusted by a factor derived from the relative CO₂, CH₄, and N₂O for diesel fuel as reported in the California Climate Action Registry's (CCAR) *General Reporting Protocol* (CCAR 2009) for transportation fuels and the global warming potential for each GHG to estimate the emissions in units of CO₂E. The CO₂ emissions associated with construction worker trips were multiplied by a factor based on the assumption that CO₂ represents 95% of the CO₂E emissions associated with passenger vehicles (EPA 2005). The results were then converted from annual tons per year to metric



tons per year. Table 4, Estimated Construction GHG Emissions, shows the estimated annual GHG construction emissions associated with the proposed project. Because the project phasing overlaps with other villages, Table 4 includes emissions for Village Three North and portion of Village Four, Village Eight East and Village Ten.

Table 4: Estimated Construction GHG Emissions (metric tons/year)
Villages Three North/Portion of Four, Eight East and Ten

Construction Year	CO ₂ E Emissions
2014	1,117.58
2015	2,396.80
2016	3,867.28
2017	4,544.40
2018	3,085.30
2019	2,382.27
2020	2,391.37
2021	2,382.19
2022	2,373.07
2023	3,303.83
2024	2,753.49
2025	2,073.77
2026	2,073.80
2027	2,073.80
2028	1,773.19
2029	513.36
Total Construction Emissions	39,105.53
Amortized Annual Construction Emissions	1,303.52

Source: URBEMIS 2007 Version 9.2.4. See Appendix B for complete results.

Note: Construction emissions shown include emissions from construction of all Villages analyzed under the proposed project, including Village Three and a Portion of Village Four, Village Eight East, and Village Ten.

2. Operational Emissions

Operation of the proposed project would result in GHG emissions from vehicular traffic generated by residents, area sources (natural gas appliances, hearth combustion, and landscape maintenance), electrical generation, and water supply. Emissions associated with vehicular traffic, electrical generation, and water supply would be reduced by implementing GHG reduction measures, as indicated below.

a. Vehicular Traffic

Annual CO₂ emissions from motor vehicle trips for full project buildout were quantified using the URBEMIS 2007 model (refer to Appendix A for additional details and model assumptions). As described earlier, CH₄ and N₂O emissions were accounted for by multiplying the URBEMIS 2007 CO₂ emissions by a factor based on



the assumption that CO₂ represents 95% of the CO₂E emissions associated with passenger vehicles (EPA 2005).

Several regulatory initiatives have been passed to reduce on-road vehicle emissions. These initiatives (Pavley and EPA/NHTSA standards for light-duty vehicles and the LCFS) have been estimated to reduce emissions from motor vehicles by approximately 32% by the year 2020, according to the SDCGHGI (University of San Diego 2008).

b. Area Sources

Annual CO₂ emissions from natural gas combustion for space and water heating, hearth combustion, and gas-powered landscape maintenance equipment were estimated using URBEMIS 2007. The CO₂ emissions from natural gas combustion were adjusted by a factor derived from the relative CO₂, CH₄, and N₂O for natural gas as reported in the CCAR's *General Reporting Protocol* (CCAR 2009) for stationary combustion fuels and their GWPs.

The proposed project would be required to comply with Section 15.26.030 of the City's Municipal Code, which requires that new residential projects that fall within climate zone 7 be at least 15% more energy efficient than the 2008 Energy Code. As such, building design would employ energy efficient measures beyond that required by the Energy Code, resulting in a 15% reduction in emissions generated by natural gas use.

c. Electrical Generation

Annual electricity use for the proposed project was based upon estimated generation rates for land uses in the San Diego Gas & Electric service area. The proposed project would consume approximately 65,521,407 kilowatt-hours per year (see Appendix B for calculations). The generation of electricity through combustion of fossil fuels typically results in emissions of CO₂ and to a smaller extent CH₄ and N₂O. Annual electricity emissions were estimated using the reported CO₂ emissions per kilowatt-hour for San Diego Gas & Electric, which would provide electricity for the project. The contributions of CH₄ and N₂O for powerplants in California were obtained from the CCAR's *General Reporting Protocol* (CCAR 2009), which were adjusted for their GWPs.

Again, the proposed project would be required to comply with Section 15.26.030 of the City's Municipal Code, which would result in a 15% reduction in emissions generated by electricity use.

d. Water Supply

Water supplied to the proposed project requires the use of electricity. Accordingly, the supply, conveyance, treatment, and distribution of water would indirectly result



in GHG emissions through use of electricity. Water usage rates were obtained from the Overview of Water Service completed for the proposed project (Dexter Wilson Engineering 2014). The estimated electrical usage associated with supply, conveyance, treatment, and distribution of water was obtained from a California Energy Commission report on electricity associated with water supply in California (CEC 2006).

Per Section 15.12 of the City's Municipal Code, all new residential construction, remodels, additions, and alterations must provide a schedule of plumbing fixture fittings that will reduce the overall use of potable water by 20%, which would result in a 20% reduction in the GHG emissions from electricity generated for supply, conveyance, treatment, and distribution of water. The 20% reduction in the overall use of potable water is substantiated in the proposed project's Water Conservation Plan; in fact, the Water Conservation Plans for Villages Three North and Portion of Village Four, Village Eight East and Village Ten identify a 29.2% reduction in the overall use of potable water. As such, a 29.2% reduction is applied in this analysis.

3. Summary of Operational Emissions

The estimated GHG emissions associated with vehicular traffic, area sources, electrical generation, and water supply are shown below in Table 5. Because the project phasing overlaps with other villages, Table 5 includes emissions for Village Three North and portion of Village Four, Village Eight East and Village Ten. Additional detail regarding these calculations can be found in Appendix B of the Air Quality and Global Climate Change Technical Report for the Otay Ranch University Villages Project. The estimated emissions of CO₂E would be 203,688 metric tons per year without the GHG reduction measures ("business as usual"), and 144,520 metric tons per year with the GHG reduction measures. As indicated in Table 5, the GHG reduction measures would reduce GHG emissions by approximately 29%.



Table 5: Estimated Operational GHG Emissions (metric tons/year)
Villages Three North/Portion of Four, Eight East and Ten

Source	CO ₂ E Emissions	CO ₂ E Emissions w/ GHG Reduction Measures	Percent Reduction
Motor Vehicles	138,188	93,968	32%
Area Sources			
Natural Gas Combustion	18,213	12,749	30%
Hearth (Fireplace) Combustion	26	26	0%
Landscaping	39	39	0%
Electrical Generation	22,031	15,422	30%
Water Supply	9,844	6,970	29%
Solid Waste	14,043	14,043	0%
Amortized Annual Construction Emissions	1,304	1,304	0%
Total	203,688	144,520	29.0%

Source: See Appendix B of the Air Quality and Global Climate Change Technical Report for the Otay Ranch University Villages Project for complete results.

Note: Construction emissions shown include emissions from construction of all Villages analyzed under the proposed project, including Village Three and a Portion of Village Four, Village Eight East, and Village Ten.

4. Assessment of GHG Impacts

The City of Chula Vista has developed a number of strategies and plans aimed at improving air quality while also addressing global climate change. In November 2002, Chula Vista adopted the Carbon Dioxide Reduction Plan in order to lower the community's major greenhouse gas emissions, strengthen the local economy, and improve the global environment. In addition, as a part of its Growth Management Ordinance and Growth Management Program, the City of Chula Vista requires that an Air Quality Improvement Plan (AQIP) be prepared for all major development projects with air quality impacts equivalent to that of a residential project of 50 or more dwelling units.

As shown in Table 5, with implementation of GHG reduction measures the proposed project would reduce GHG emissions by 29%. The proposed project would therefore exceed the target of 20% below business as usual that has been established for the purposes of assessing operational GHG emissions of projects in the City of Chula Vista, and this reduction would be consistent with the goals of AB 32. Furthermore, the proposed project would be consistent with Section 15.26.030 of the City's Municipal Code by employing energy efficient measures beyond that required by the Energy Code, resulting in a 15% reduction in emissions generated by energy use. Additionally, the proposed project would reduce the overall use of potable water by 29%, consistent with the City's Municipal Code. Lastly, the project design features would help to further reduce GHG emissions. The project would therefore have a **less than significant** impact on global climate change.

IV. Quantitative Project Evaluation



A. INDEX PlanBuilder (INDEX) Modeling Results

Table 6 provides the modeling results from the INDEX Model for the Village 8 East SPA Plan.

Table 6: Chula Vista CO2 Index Model Results – Village 8 East

Element	Indicator	Units	Threshold Score	SPA Plan Score	Complies (Y/N)
Land Use	Use Mix	0-1 scale	> 0.1	.14	Yes
	Use Balance	0-1 scale	> 0.6	.71	Yes
	Neighborhood Completeness	% of key uses	> 60	60	Yes
Housing	School Proximity to Housing	avg walk ft to closest	< 3,200	2,328	Yes
	Transit Proximity to Housing	avg walk ft to closest stop	< 2,900	1,096	Yes
Employment	Transit Proximity to Employment	avg walk ft to closest stop	< 2,600	673	Yes
Recreation	Park Proximity to Housing	avg walk ft to closest park	< 1,700	1,340	Yes
Travel	Internal Street Connectivity	cul-de-	> 0.7	.79	Yes
	Intersection Density	Intersections/sq mi	> 210	196	No*
	Pedestrian Network Coverage	% of streets w/sidewalks	> 81	86.0	Yes
	Residential Multi-Modal Access	%DU w/3+ modes w/i 1/8mi	> 40	91.7	Yes
	Daily Auto Driving (3Ds Methodology)	VMT/capita/day	< 22	21.72	Yes
	Daily Auto Driving Inputs				
	Density		9,692	22,609	
	Diversity		.18	0.06	
	Design		3.57	3.96	
	Street Network Density		17.57	22.50	
Climate Change	Pedestrian Network Coverage		96.00	86.00	
	Street Route Directness		1.73	1.45	
	Residential Building Energy Use	MMBtu/yr/capita	< 29	23.9	Yes
	Non-Residential Building Energy Use	MMBtu/yr/emp	< 19	9.2	Yes
	Residential Building CO2 Emissions	lbs/capita/yr	< 4,800	3.932	Yes
	Non-Residential Building CO2 Emissions	lbs/emp/yr	< 2,100	1,506	Yes

Anticipated that MF sites will provide internal circulation which will achieve the Threshold Score.

The Village 8 East plan complies with the City's requirements related to all Elements with the exception of Intersection Density. However, because there are access requirements for the MF parcels, it is anticipated that more detailed site planning on the MF sites will achieve the required intersection density.



B. Project Attributes Effects on Model Results

Table 7 provides a description of the project attributes that were considered in the modeling and the effect each of them had in terms of improving air quality, and reducing energy consumption and CO2 emissions.

Table 7: Project Attributes Effects on Model Results

Element	Indicator	Project Attribute	Effect on Modeling Result
Land Use	Use Mix		
	Use Balance		
	Neighborhood Completeness	Village Core	The Village Core area includes a neighborhood park, elementary school and retail/commercial area which provide three of the five uses identified for neighborhood completeness. The remaining uses, a library and police/fire station, are planned in other portions of Otay Ranch. The Village 8 East SPA Plan will contribute its "Fair Share" towards the construction and operation of these facilities as outlined in the Village 8 East Public Facilities Financing Plan (PFFP).
Housing	School Proximity to Housing	Elementary School (S-1)	The Village 8 East SPA Plan locates an elementary school in the center of the Village such that it is within walking distance of a majority of the residents. This is aided by the provision of an interconnected sidewalk and trail system.
	Transit Proximity to Housing	Village Core	The Village 8 SPA Plan is planned to have local bus service through the village core with a possible stop at the intersection of Street "A" and Street "B."
		MF location/proximity to Village 8 West Town Center	In addition, the highest density MF is located in the NW portion of the village, closest to the planned Rapid Bus stop in the Village 8 West Town Center.
Employment	Transit Proximity to Employment	Village Core/MU	The Village Core includes a centrally located Mixed Use Commercial/Retail site which is adjacent to a possible transit stop at the intersection of Street "A" and Street "B."
Recreation	Park Proximity to Housing	Neighborhood Park P-1, CPF-2, CPF-3 and POS-1	Four parks are planned internal to Village 8 East, each distributed throughout the SPA Plan Area such that most residents are within a short walk.
Travel	Internal Street Connectivity	Grid Circulation System	The Village 8 East SPA Plan Circulation Plan establishes a grid system which connects streets and limits the number of cul-de-sacs.
	Intersection Density	Grid Circulation System	The Village 8 East SPA Plan Circulation Plan establishes a grid system which connects streets and limits the number of cul-de-sacs.
	Pedestrian Network Coverage	Otay Ranch Village Pathway	All public streets in the Village 8 East SPA Plan Area are served by a pedestrian feature. Major arterials are part of the Regional Trails system; Streets "A" and "B" include a 10' Village Pathway; Residential Promenade Streets provide expanded 6', tree-lined sidewalks into residential neighborhoods; and all other public streets have 5' sidewalks
		Chula Vista Regional Trail	

	Residential Multi-Modal Access	<p>Village Core Otay Ranch Village Pathway Chula Vista Regional Trail Promenade Streets MF location/proximity to Village 8 West Town Center</p>	<p>separated from the street by landscaped parkways.</p> <p>The mixed use village core which provides for residents to shop, go to school and recreate within the village, combined with a connected street and pedestrian/bicycle circulation system and the proximity to transit, limits the overall need for external vehicle trips which reduces average VMT.</p>
Climate Change	Daily Auto Driving (3Ds Methodology)		
	Residential Building Energy Use	<p>Small lot, single family homes Chula Vista Energy Efficiency Ordinance</p>	<p>The Chula Vista Energy Efficiency Ordinance requires homes within Climate Zone #7 to be 15% more energy efficient than applicable 2008 CA Energy Code Title 24-6 requirements. Small-lot homes are proposed throughout the single-family residential neighborhoods. These homes are smaller than traditional SF homes. When combined with energy efficiency requirements, they use much less energy than traditional SF homes. They also have smaller yards which require less water and therefore less energy to pump water to the project site.</p>
	Non-Residential Building Energy Use	Chula Vista Energy Efficiency Ordinance	<p>The non-residential buildings are required to meet Chula Vista energy efficiency requirements will result in less energy usage.</p>
	Residential Building CO2 Emissions	<p>Small lot, single family homes Chula Vista Energy Efficiency Ordinance</p>	<p>When combined with energy efficiency requirements, residences in Village 8 East will use much less energy than traditional SF homes.</p>
	Non-Residential Building CO2 Emissions	Chula Vista Energy Efficiency Ordinance	<p>The non-residential buildings are required to meet Chula Vista energy efficiency requirements will result in less energy usage.</p>

V. Community Design and Site Planning Features



A. Overview

Table 8 below provides an overview of the Community Design and Site Planning Features, as well as building and landscape features, which have been integrated into the Village 8 East SPA Plan to create a sustainable community. Exhibit 5 depicts several of the strategies.

Table 8: Community Design and Site Planning Features

Strategy to Reduce GHG Emissions	Description	Emission Reduction	Basis for Emission Reduction
Mixed-Use Development	The Village 8 East SPA land use plan locates a school, parks, and commercial land uses in a mixed use village core area.	1% to 10% (vehicle emissions)	CAPCOA White Paper, Appendix B
Developing Concentrated Activity Centers	Village 8 East is part of the overall Otay Ranch GDP which created concentrated activity centers surrounded by supporting land uses. Village 8 East includes high density multi-family in proximity to the Village 8 West Town Center activity center and transit stop.	1% to 10% (vehicle emissions)	CAPCOA White Paper, Appendix B
Pedestrian Oriented Development	The Village 8 East SPA land use plan locates a school, parks, and commercial land uses in proximity to residential areas to encourage pedestrian and bicycle travel as an alternative to the automobile. In addition, the Village 8 East Trail and Pathway system provides alternate routes to these destinations.	1% to 10% (vehicle emissions)	CAPCOA White Paper, Appendix B
Street Widths, Pavement and Street Trees	The Village 8 East land use plan includes narrow streets and reduced paving, which reduces heat buildup and the demand for air conditioning. Street trees also are included to provide shade and further reduce ambient air temperatures.	Unknown	CAPCOA White Paper, Appendix B
Public Transportation	The Village 8 East provides for future local bus services through the Village Core. In addition, the highest density multi-family parcels are planned near the Village 8 West Rapid Bus transit stop in the 8 West Town Center.	1% to 2% (vehicle emissions)	CAPCOA White Paper, Appendix B
Alternative Travel Modes	Village 8 East SPA streets will provide for a maximum travel speed which allows residential streets to be used by electric carts and bicycles.	1% to 10% (vehicle emissions)	CAPCOA White Paper, Appendix B
Alternative Travel Modes	Off-street pathways and trails in Village 8 East will accommodate pedestrian and bicycle travel.	1% to 10% (vehicle emissions)	CAPCOA White Paper, Appendix B
Improved Construction Standards	All residential buildings will be designed and constructed to achieve the California Green Building Code Tier 1 standards (CalGREEN).	15% reduction in energy use (electricity and natural gas)	CALBO Model Green Building Ordinance



Improved Construction Standards	Project-wide recycling for single-family, multi-family, school, commercial, and retail establishments will be required as required under the County's recycling ordinance.	Unknown	N/A
Improved Construction Standards	Electric car plug-in facilities/stations will be provided in all residential garages.	Unknown	CAPCOA White Paper, Appendix B
Energy Efficiency	All private residential and commercial structures will be designed and constructed to improve energy conservation 15% above the 2008 Building Energy Efficiency Standards in Title 24 of the California Code of Regulations.	20% (energy use emissions)	URBEMIS Model; Green Building Standards
Energy Efficiency	Indoor residential appliances will carry the Environmental Protection Agency's (EPA) ENERGYSTAR® certification, as applicable and feasible.	Embodied in Title 24 Energy Efficiency Standards.	CAPCOA White Paper, Appendix B
Energy Efficiency	All residential units will be part of the local utility demand response program to limit peak energy usage for cooling.	Unknown	N/A
Water Conservation	Indoor residential plumbing products will carry the EPA's WaterSense certification.	The CalGREEN Code requires a 20% reduction in water use	Green Building Standards
Water Conservation	High-efficiency irrigation equipment, such as evapotranspiration controllers, soil moisture sensors and drip emitters, will be required for all projects that install separate irrigation water meters. The county model landscape ordinance	Unknown	N/A
Water Conservation	Drought tolerant, low-water usage native vegetation will be planted in public and private landscaped areas.	Unknown	CAPCOA White Paper, Appendix B
Water Conservation	Natural turf in residential development will be limited to no more than 30% of the outdoor open space.	Unknown	N/A
Solar Access – Hot Water	All single-family structures will be designed and constructed to allow for the later installation of solar hot water heaters.	Unknown	N/A
Solar Access - Energy	All single family structures will be designed and constructed to facilitate the installation or retrofit of photovoltaic systems.	1% to 3% (energy use emissions)	CAPCOA White Paper, Appendix B
Lighting	Energy efficient lighting for streets, parks, and other public spaces will be required. Private developers will use energy efficient lighting and design.	Unknown	CAPCOA White Paper, Appendix B

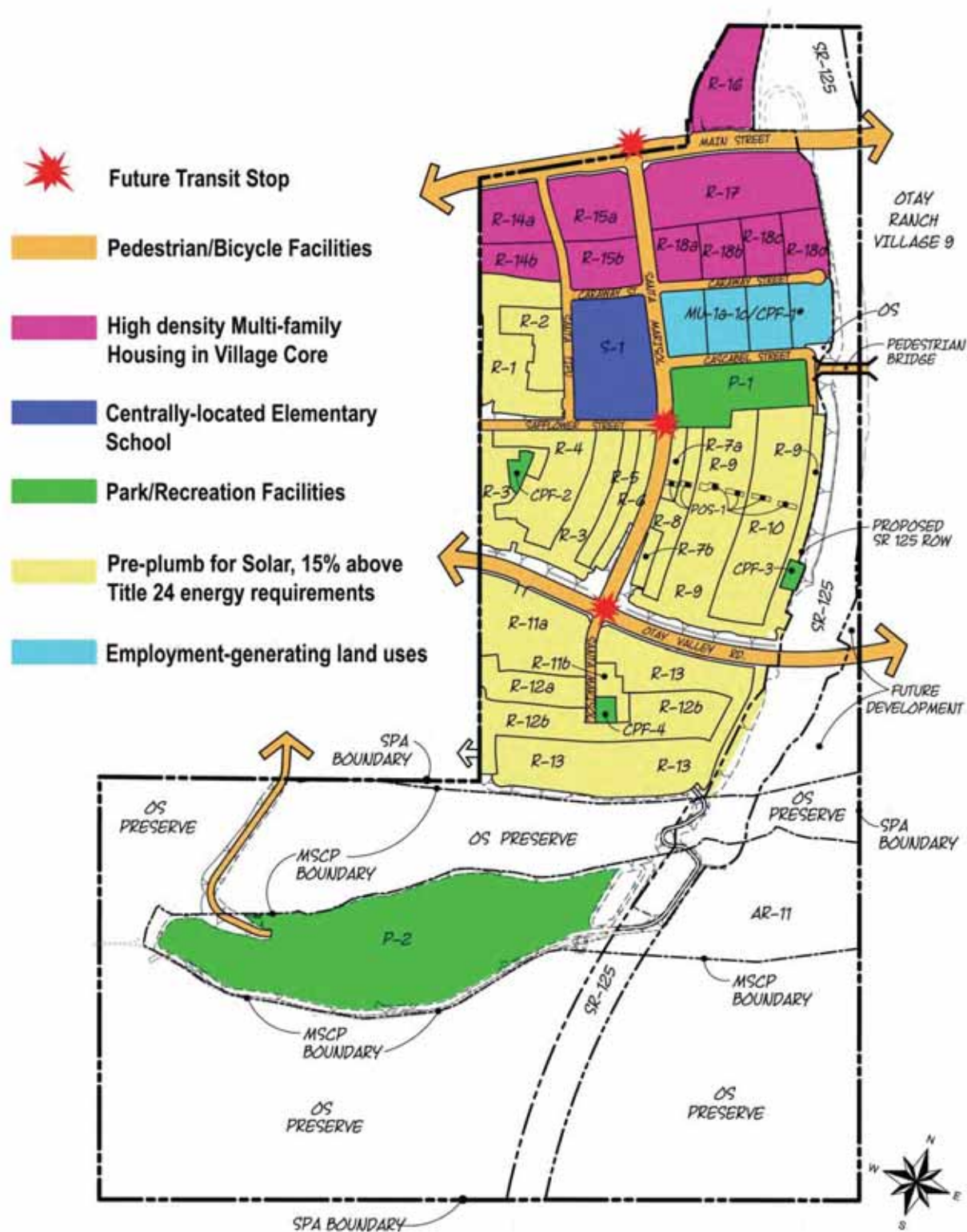


Exhibit 5 – Village 8 East AQIP Project Design Features

VI. Chula Vista CO2 Reduction Plan

Table 9: Summary Project Consistency with CO2 Reduction Action Measures

Action Measure	Project/Community Design Features	Describe How Project Design Will Implement CO2 Reduction Action Measures
Measure 6 (Enhanced Pedestrian connections to Transit): Installation of walkways and crossings between bus stops and surrounding land uses.	Village Pathway on Street "A" and Street "B" connecting to internal local bus stop and Promenade Streets/Trails; Intersection neck-downs; Regional Trails on Main Street and Otay Valley Road connected to Village 8 Town Center Rapid Bus stop	The Project will implement the design features which will enhance the pedestrian connection to transit stops located with the SAP Plan area and the planned Village 8 West Rapid Bus stop.
Measure 7 (Increased Housing Density near Transit): General increase in land use and zoning designations to reach an average of at least 14-18 dwelling units per net acre within ¼ mile of major transit facilities.	High Density MF in village core neighborhoods Small lot single family and Alley development in neighborhoods adjacent to the village core.	The increased density in the NW corner of the project is within ¼ mile of the Village Core and planned local bus stop, and also adjacent to the Village 8 West Rapid Bus stop.
Measure 8 (Site Design with Transit Orientation): Placement of buildings and circulation routes to emphasize transit rather than auto access; also includes bus turn-outs and other transit stop amenities.	Village 8 East SPA Transit Plan / Centrally-located local bus stop at Village Core; P.C. District Regulations – building setbacks;	The Village 8 East SPA land use plan site design accommodates a centrally located mixed use core with a transit stop which is within ¼ mile of most residents. The building setback requirements in the PC District Regulations and Village Design Plan policies will provide for pedestrian-scaled building frontages to encourage walking. The local bus stop will be all-weather and provide seating.
Measure 9 (Increased Land Use Mix): Provide a greater dispersion/variety of land uses such as siting of neighborhood commercial uses in residential areas and inclusion of housing in commercial and light industrial areas.	Mixed Use Village Core	The Village Core provides a mix of uses including commercial and park uses in a residential area, consistent with Measure 9.
Measure 10 (Reduced Commercial Parking Requirements): Lower parking space requirements; allowance for shared lots and shared parking; allowance for on-street spaces.	On street Parking.	The Project includes on-street parking spaces throughout the Village Core which reduces the need for large, paved parking lots.

Measure 11 (Site Design with Pedestrian/bicycle Orientation): Placement of buildings and circulation routes to emphasize pedestrian and bicycle access without excluding autos; includes pedestrian benches, bike paths, and bike racks.	P.C. District Regulations – building setbacks	The building setback requirements in the PC District Regulations and Village Design Plan policies will provide for pedestrian-scaled building frontages to encourage walking and bicycling. Bike racks will be provided at parks, the elementary school and the mixed use commercial/retail center in the village core. Garages are discouraged in fronts of homes.
Measure 12 (Bicycle Integration with Transit and Employment): Provide storage at major transit stops and employment areas. Encourage employers to provide showers at the place of employment near major transit nodes.	P.C. District Regulations – Bicycle storage	The P.C. District Regulations include requirements for bicycle storage and shower/changing facilities in business such that future employees may bike to work.
Measure 13 (Bike Lanes, paths, and Routes): Continued implementation of the City's bicycle master plan. Emphasis is to be given to separate bike paths as opposed to striping bike lanes on streets.	Village Pathway on Street "A" and Street "B" Promenade Streets/Trails; Regional Trails on Main Street and Otay Valley Class II bike lanes Greenbelt/OVRP Trails	The Village 8 East SPA Circulation and Trail Plans provide for off-street bike travel on the Village Pathway, Regional Trails, Promenade Streets and within the OVRP.
Measure 14 (Energy Efficient Landscaping): Installation of shade trees for new single-family homes as part of an overall city-wide tree planting effort to reduce ambient temperatures, smog formation, energy use, and CO2.	Otay Ranch Street Tree Program; Promenade Streets;	The Village 8 East street sections provide for landscaped parkways with street trees. The Water Conservation Plan identifies appropriate tree which are water efficient.
Measure 15 (Solar Pool Heating): Mandatory building code requirement for solar heating of new pools or optional motorized insulated pool cover.	Compliance with Municipal Code	Any installation of a pool will comply with the City's Municipal Code.
Measure 16 (Traffic Signal & System Upgrades): Provide high-efficiency LED lamps or similar as approved by the City Engineer.	Compliance with City Program	All traffic signals will comply with the requirements of the City's Traffic Signal Program.
Measure 18 (Energy Efficient Building Recognition Program): Reducing CO2 emissions by applying building standards that exceed current Title 24 Energy Code requirements.	Compliance with Municipal Code	All new construction will comply with the Municipal Code requirement to exceed Title 24 by 15%.
Measure 20 (Increased Employment Density Near Transit): General increase in land-use and zoning designations to focus employment-generating land-uses within ¼ mile of major transit stops throughout the City.	Mixed-use Commercial/Retail adjacent to local bus stop.	The Village 8 East SPA land use plan locates a commercial/retail center in the Village Core near the planned future local bus stop.

VII. Compliance Monitoring

TABLE 10: Village 8 East Compliance Monitoring Checklist

Village 8 East SPA Plan Air Quality Improvement Plan Compliance Monitoring Checklist							
	Method of Verification ¹	TMI	Timing of Verification			Responsible Party ²	Project Consistency & Compliance Documentation ³
			Pre Cons	Cons	Post Cons		
Planning							
AQIP Project Design Features/Principles							
Mixed Use Village Core	SPA Plan	X				City of Chula Vista	
• Elementary School	SPA Plan	X				City of Chula Vista	
• Neighborhood Park	SPA Plan	X				City of Chula Vista	
• Commercial/Retail Center	SPA Plan	X				City of Chula Vista	
Local Bus Stop	SPA Plan	X				City of Chula Vista	
CPF-2	SPA Plan	X				City of Chula Vista	
CPF-3	SPA Plan	X				City of Chula Vista	
POS-1	SPA Plan	X				City of Chula Vista	
Village Pathway – Street A	SPA Plan	X				City of Chula Vista	
Village Pathway – Street B	SPA Plan	X				City of Chula Vista	
Promenade Trails	SPA Plan	X				City of Chula Vista	
Regional Trail – Main Street	SPA Plan	X				City of Chula Vista	

Regional Trail – Otay Valley Road	SPA Plan	X					City of Chula Vista	
Small-lot Single Family Homes	SPA Plan	X					City of Chula Vista	
Alley-loaded single family homes	SPA Plan	X					City of Chula Vista	
Narrow Streets	SPA Plan	X					City of Chula Vista	
Mitigation Measure								
Building								
Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall turn their engines off when not in use to reduce vehicle emissions	MMRP		X				City of Chula Vista	
All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications	MMRP		X				City of Chula Vista	
All diesel-fueled on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible.	MMRP		X				City of Chula Vista	
Diesel fuel used by on- and off-road construction equipment shall be low sulfur (less than 15 ppm) or other alternative, low-polluting diesel fuel formulation.	MMRP		X				City of Chula Vista	
Green Building Standards								
CalGreen Tier 1 Standards	Building Permit		X				City of Chula Vista	
Electric car plug in outlets in residential garages	Building Permit		X				City of Chula Vista	

EPA WaterSense certification on indoor plumbing	Building Permit		X			City of Chula Vista	
Evapotranspiration controllers	Building Permit		X			City of Chula Vista	
Soil moisture sensors / drip emitters	Building Permit		X			City of Chula Vista	
Water Conservation Plan	SPA Plan	X				City of Chula Vista	
Limit natural turf to 30% SF yards	Building Permit		X			City of Chula Vista	
Pre-plumb for solar hot water	Building Permit		X			City of Chula Vista	
Pre-plumb for photovoltaic system	Building Permit		X			City of Chula Vista	
Energy Efficiency Standards							
Exceed T-24 (2008) by 15%	Building Permit		X			City of Chula Vista	
EPA EnergyStar certified residential appliances	Building Permit		X			City of Chula Vista	

Notes:

1. Method of verification may include, but is not limited to, plan check, permit review, site inspection.
2. Identify the party responsible for ensuring compliance (City of Chula Vista, San Diego APCD, Other)
3. This column shall include all pertinent information necessary to confirm compliance including document type, date of completion, plan/permit number, special notes/comments, and contact information.



Otay Ranch Village 8 East

Energy Conservation Plan



Adopted December 2, 2014

By Resolution No. 2014-235

December 2, 2014

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I. INTRODUCTION

The Otay Ranch GDP requires the preparation of an Energy Conservation Plan to identify feasible methods to reduce the consumption of non-renewable energy sources, including but not limited to, transportation, building design and use, lighting, recycling, alternative energy sources and land use.

Fossil fuels provide the majority of non-renewable energy sources in the San Diego region. These fuels are directly consumed in the form of gasoline, diesel fuel and natural gas, and indirectly consumed as electricity generated from these fuels. The goals, objectives and policies of the GDP provide for the long-range increase in conservation and reduction of consumption of non-renewable energy sources.

On November 14, 2000, the City Council adopted the Carbon Dioxide (CO₂) Reduction Plan, which included implementing measures regarding transportation and energy efficient land use planning and building construction measures for new development. In this Plan, it was recognized that the City's efforts to reduce carbon dioxide emissions from new development are directly related to energy conservation and air quality efforts. As a result, the City initiated a pilot study to develop a program to update the guidelines for preparation of required Air Quality Improvement Plans (AQIP). The pilot study involved the development of a computer model to evaluate the relative effectiveness of applying various site design and energy conservation features in new development projects. The results of the pilot study confirmed that the application of the Otay Ranch village design concept supports the City's energy conservation goals.

Opportunities for energy conservation in new development fall into three categories: the arrangement and intensity of land uses; mass transit and alternative transportation modes; and building siting, design and construction. The greatest opportunities for significant conservation are transportation related. The planning of Otay Ranch and its villages maximizes these opportunities by concentrating intensity of development around new transit facilities, providing for a regional transit-way and encouraging pedestrian, bicycle and electric cart travel as an alternative to the automobile. Village 8 East ("Plan Area") has been designed in accordance with these energy conservation principles.



A. Land Use and Community Design

Land use and community design that encourages energy conservation include:

1. Multi-Modal Transportation Focused Development

Village 8 East concentrates housing, commercial, community purpose, school and neighborhood park land uses in and around a village core. A mixed use commercial development is provided within the centrally located village core. A network of pedestrian and bicycle circulation is provided throughout the village, connecting to the regional network and adjacent communities.

2. Community Solar Orientation

Village 8 East is designed such that single family homes may benefit from the future installation and use of photovoltaic (PV) panels are oriented north/south which improves the efficiency of solar panels.

3. Housing Intensity

Smaller detached homes and attached buildings use less energy for heating and cooling than larger, single-family detached homes. In addition, the small-lot single family homes have a smaller area of landscaping than typical single-family lots, which reduces the amount of water used for irrigation.

4. Street Widths, Pavement and Street Trees

Otay Ranch street sections are narrower than typical standards. Narrow streets and a reduction in asphalt pavement reduce the “urban heat-island effect” by limiting the amount of reflective surfaces and the demand for air conditioning. Street trees provide shade which further reduces heat-gain. Street and parking lot tree planting shall comply with the City of Chula Vista Shade Tree Policy Number 576-19 (May 22, 2012). The objective is to maximize shade cover to the greatest extent possible. Shade trees shall be provided for all new parking lots that will achieve 50% canopy cover over the parking stall areas five to 15 years after planting

B. Transit Facilities and Alternative Transportation Modes

Village 8 East is designed to accommodate public transportation and alternative travel modes to reduce energy consumption:



1. Public Transportation

Rapid Bus service is planned along Main Street, adjacent to Village 8 East. In addition, Local Bus service can be accommodated through Village 8 East (Street “A”) and along Otay Valley Road.

2. Alternative Travel Modes

In Village 8 East, a Village Pathway, designated for LSEV, bicycle and pedestrian use traverses the village within the core area. LSEVs may also travel on all village streets with a maximum travel speed of 25 miles per hour.

C. Building Siting and Construction

All new homes will also meet the requirements of CalGreen, the California Green Building Standards Code which addresses the following:

- Energy efficiency
- Pollutant control
- Interior moisture control
- Improved indoor air quality and exhaust
- Indoor Water conservation
- Storm water management
- Construction waste reduction, disposal and recycling.

1. Energy Efficiency

New homes in Village 8 East will be built to exceed the energy efficiency requirements in the California Building Code in compliance with Chula Vista’s Energy Code (CVMC 15.26). Specifically, new homes in Climate Zone 7 (CZ-7) will be a minimum of 15% more energy efficient than required by the 2008 Energy Code (Title 24-Part 6).

2. Solar Access

Passive solar design and building orientation can take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer. See the discussion above regarding community. Village 8 East will also comply



with the City of Chula Vista's "Solar Ready" Ordinance which requires solar hot water pre-plumbing (CVMC Section 15.28.015) and photovoltaic pre-wiring requirements (CVMC 15.24.065). These requirements facilitate future installation of solar hot water systems and roof top photovoltaic panels.

3. Lighting

Energy efficient lighting will be used to light streets, parks and other public spaces. Builders will be encouraged to use energy efficient lighting in commercial and residential development.

4. Water Efficiency

The Village 8 SPA Plan includes a Water Conservation Plan which outlines strategies to reduce water use inside and outside of the built environment. These strategies include the following requirements:

Indoor Water Conservation

- Plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by at least 20 percent shall be provided.

Outdoor Water Use

- Controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
 - o Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
 - o Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

5. Construction Waste Reduction, Disposal And Recycling

Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition debris, or meet a local construction and demolition waste management ordinance, whichever is more stringent.

FIRE PROTECTION PLAN
University Villages – Village 8 East

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Fire Protection Plan

University Villages – Village 8 East

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Fire Protection Plan
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Fire Protection Plan

University Villages – Village 8 East

EXECUTIVE SUMMARY

This document addresses Fire Protection for the University Villages – Village 8 East Project in Chula Vista, San Diego County, California. This Fire Protection Plan (FPP) provides measures for fire protection that meet Chula Vista Fire and Building Codes. Fire protection measures are provided based on code requirements and the analyzed fire risk associated with the Project's proposed land uses. The fire risk analysis forms the basis for identifying requirements for fuel modification, building design and construction and other pertinent development infrastructure criteria for fire protection. The primary focus of this FPP is providing an implementable framework for suitable protection of the planned structures and the people living and utilizing them. Tasks completed in the preparation of this FPP include data review, code review, site fire risk analysis, land use plan review, fire behavior modeling, and site-specific recommendations.

Where possible, this FPP incorporates principles of sustainability that are an important component of the Project. Preservation and conservation of resources, including native plant communities, energy and water, along with conservation and maintenance of the site's aesthetics, are important components of the proposed Project and have been duly considered and integrated in this FPP, where possible, without compromising fire safety.

This FPP provides details regarding site-specific policies and implementation measures concerning fire protection. Further, the FPP outlines a “systems approach” to fire prevention, protection, suppression, and emergency relocation to ensure proposed improvements and uses will reduce potential risks associated with fire hazard. The structures in this community will include ignition resistant materials per the latest (2013) Chula Vista Fire and Building Codes. Structure protection will be complemented by a system of improved water availability, capacity and delivery; fire department access; monitored defensible space/fuel modification; interior fire sprinkler systems in all structures, monitored interior sprinklers in applicable structures; and other components to provide properly equipped and maintained structures with a high level of fire ignition resistance. Most of these features are required by code, but are specifically included because they address vulnerabilities noted in recent mega-fires in San Diego County and elsewhere. Structures built to the current fire and building codes are much less likely to be involved with fire and typically suffer much less damage from fire than structures built under less-stringent codes.

The site fire risk analysis conducted for this project resulted in the determination that wildfire may occur in the open space preserve areas within the Project area, but with moderate overall intensity. This FPP outlines defensible space requirements based on the potential risk and predicted fire behavior. The modeling and fire risk analysis of the Project site helps assess its unique fire risk and fire behavior and this process helped determine that a 100-foot wide fuel modification zone will be suitable for anticipated fire intensity. The fuel modification zones

Fire Protection Plan

University Villages – Village 8 East

perform as designed if they are maintained to original specifications; therefore, the fuel modification zones will be maintained in perpetuity by a Community Facilities District or Homeowner's Association (or similarly funded entity), ensuring the required inspections and fuel reduction work occur annually.

The City's current threshold for fire emergency response is 6 minutes for 80% of the responses (2010 Growth Management Oversight Committee Annual Report) and includes dispatch and turnout time, which are commonly provided 1 minute each (resulting in a 4 minute travel time). A recently City Council-approved study by the Fire Department (2012 Fire Facility, Equipment, and Deployment Master Plan - FFMP) analyzes the need for new fire stations and the most efficient response coverage using the existing NFPA standard of 4 minutes travel time to 90% of incidents (6 minutes response time including dispatch and turnout) with that of a 5-minute response travel time (7 minutes with dispatch and turnout) for application in Chula Vista. As the Master Plan is implemented over the next 15 years, three new fire stations are constructed and funding becomes available, the City is plans to implement a customized response standard (hybrid of the Growth Management and Oversight Commissions' and NFPA 1710's response standards) which would include a 7 minute response (5 minute travel time plus 1 minute for dispatch and 1 minute for turnout) for 90% of calls.

The anticipated population and number of structures associated with the Project and the corresponding, calculated medical and fire calls will affect the response capabilities of CVFD's nearest existing stations. However, the Project is located in an area with a nearby existing Chula Vista fire station (Station 7) as well as planned stations in Village 8 West and the Eastern Urban Center (EUC) that would enable a 5-minute travel time standard for all of the Project site (consistent with the approved FFMP) and the 4-minute travel time standard for approximately 70% of the Project site, substantially in conformance with the existing goals and NFPA standard.. Village 8 East construction and occupancy schedules will align with the construction and staffing of the EUC and Village 8 West fire stations or an alternative for fire service will be proposed.

Fire Protection Plan

University Villages – Village 8 East

1.0 INTRODUCTION

This Fire Protection Plan (FPP) was prepared for Village 8 East and provides specific measures for fire protection which meet Chula Vista Fire Department (CVFD) Fire and ignition resistant Building Codes. It also identifies the fire risk associated with proposed land uses, and identifies requirements for fuel modification, building design and construction and other pertinent development infrastructure criteria for fire protection. The primary focus of this FPP is providing an implementable framework for suitable protection of the planned structures and the people living and utilizing them.

The purpose of an FPP, as described in the International Code Council: Urban-Wildland Interface Code (Section 202) is:

Fire Protection Plan: A document prepared for a specific project or development proposed for the urban-wildland interface area. It describes ways to minimize and mitigate the fire problems created by the project or development, with the purpose of reducing impact on the community's fire protection delivery system.

This FPP utilizes a “systems approach” for specifying fire protection measures. The measures consist of the components of fuel modification, passive and active structural protection, water supply, fire protection systems, access (ingress/egress), and emergency response. This FPP also provides additional details regarding wildfire risk assessment, fire history, fire behavior modeling, and construction and fire protection features that will be provided within this community.

1.1 Fire Protection Plan Summary

This FPP will guide the design, construction, and management of project-related improvements in compliance with applicable fire codes. When properly implemented and managed, the requirements and recommendations detailed herein are designed to result in fire hazard risk reduction and minimize the impact on the CVFD's fire protection system. To that end, preparation of this FPP reflects completion of the following tasks:

1. On-site risk assessment
2. Fire history analysis
3. Fire behavior modeling
4. Review of project site land use plans
5. Review of Chula Vista Fire Department's 2012 Fire Facility, Equipment and Deployment Master Plan

Fire Protection Plan

University Villages – Village 8 East

6. Review and incorporation of Chula Vista Fire, Building (Chapter 7A), and Wildland Urban Interface Codes, as applicable
7. Emergency Response Travel Time Analysis
8. Generation of project-specific requirements and alternatives for fire protection.

1.2 Intent

The intent of this FPP is to provide management guidance and requirements for reducing fire risk and demand for fire protection services associated with Village 8 East. To that end, the fire protection “system” detailed in this FPP includes a redundant layering of measures including: pre-planning, fire prevention, fire protection, passive and active suppression and related measures proven to reduce fire risk. The fire safety system that will be enacted by the proposed Project has proven through real-life wildfire encroachment examples to significantly reduce the fire risk associated with this type of project.

1.3 Applicable Codes/Existing Regulations

This FPP demonstrates compliance with 2013 Chula Vista Fire Code requirements, namely Title 15 – Building and Construction, Sections 15.34 (Fire Zones), 15.36 (Fire Code adopting the 2013 California Fire Code), and 15.38 (Urban Wildland Interface Code adopting the 2000 Urban Wildland Interface Code) and Section 15.08 adopting the 2013 California Building Code, specifically, Chapter 7A for development in wildland urban interface areas. Additionally, this FPP is consistent with the Chula Vista Fire Department’s Fire Prevention Division’s Fire Safety Detail and Specification Sheets. The Project will comply with the applicable adopted codes in place at the time of construction.

1.4 Project Description

The Village 8 East land plan includes construction of approximately 3,560 housing units. The Project includes a mixed use commercial component, an elementary school site and a neighborhood park in addition to housing. The proposed mix of land use designations for Village 8 East includes: Single Family Residential, Multi-Family Residential, Parks, Community Park, Active Recreation, Open Space, Private Open Space, Miscellaneous Open Space, School, Community Purpose Facilities, Transportation (SR 125), and Circulation. A planned pedestrian bridge over SR-125 links Village 8 East to Village 9 along Campus Boulevard. Otay Valley Road, a 4-Lane Major Road, provides vehicular linkage from Village 8 West to Village 8 East, through Village 9 and east to Village 10. The highest residential densities generally are north of Otay Valley Road, with the largest single family home sites planned overlooking the Community Park site within the Otay River Valley to the south.

Fire Protection Plan

University Villages – Village 8 East

2.0 RISK ANALYSIS METHODS

2.1 Field Assessment

A field assessment of the Village 8 East Project area was conducted to document existing site conditions and for gathering necessary information to support overall fire risk evaluation. Assessments of the area's topography, natural vegetation and fuel loading, available setback areas, and general susceptibility to wildfire formed the basis of the site risk assessment.

Site photographs were collected (Attachment 1) and fuel conditions were mapped using 100-scale aerial images. Field observations were utilized to augment existing site data in generating the fire behavior models and formulating the requirements provided in this FPP.

2.2 Site Characteristics

2.2.1 Location

As depicted in Figure 1 and Attachment 1 (site photograph exhibit), Village 8 East is located directly west of the South Bay Expressway (SR 125), directly south of Olympic High School, north of the Otay River Valley (OTR), and east of Village 8 West in southern Chula Vista. The site is roughly 1 mile south of Birch Road, and 1.75 miles south of Olympic Parkway and lies directly north of Wiley road at the southern end of the Project.

2.2.2 Access

Access to Village 8 East will be provided at a minimum of three locations. Main Street, a 6-Lane Prime Arterial forms the northern boundary of Village 8 East. Two points of access will be provided in the northern portion of the site from Main Street. Additionally, access will be provided in the southern portion of Village 8 East via Otay Valley Road which also extends through Village 8 East area from west to east. The extreme southern portion of the Project includes access to the west and north into Village 8 West and eventually to Otay Valley Road and Main Street.

2.2.3 Topography

Village 8 East is located on an elongated, gently sloping parcel that is located north of the Otay River Valley (ORV). The property slopes north to south and includes several north-south trending, small drainage valleys that empty to the ORV. Elevations range from roughly 200 feet above mean sea level (amsl) in the southern most portion of the development to roughly 600 feet amsl at the extreme northwestern portion of the property. Overall gradients are inclined up to 7%. Local sections are inclined at 30% or steeper in the southern portions of the property.

Fire Protection Plan

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2.2.4 Flammable Vegetation

Figure 2 provides Village 8 East and surrounding area vegetation mapping results. Attachment 1 provides photograph illustration of the site and adjacent vegetation. The most dominant vegetation type on site is agriculture (currently dominated by non-native grasses) which encompasses 51.6% of the site and is located where proposed development will occur. The slopes of the drainage valleys in the southern portion of the site contain stands of native coastal sage scrub habitat, which is limited to 12.4% of the property. Along the Otay River Valley, mixed riparian vegetation is dominant, covering 16.2% of the property. Other vegetation occurring on the site includes: developed areas (1.8%), maritime succulent scrub (2.4%), disturbed land (1.1%), non-native grassland (11.7%), valley needlegrass grassland (2.1%), mulefat scrub (0.2%), tamarisk scrub (0.4%), and cismontane alkali marsh (0.1%).

2.2.5 Climate

Throughout Southern California, including at the Project site, climate has a large influence on fire risk. The Project Site climate is typical of a Mediterranean area, with warm, dry summers and wetter winters. Precipitation typically occurs between December and March. The prevailing wind is an on-shore flow with fall Santa Ana winds from the northeast that may gust to 50 miles per hour (mph) or higher. Drying vegetation (fuel moisture of less than 5% for 1-hour fuels is possible) during the summer months becomes fuel available to advancing flames should an ignition occur. Extreme conditions, used in fire modeling for this site, include 92°F temperatures in summer and winds of up to 50 mph during the fall. Relative humidity of 12% or less is possible during fire season.

2.3 Fire History and Hazard

Fire history is an important component of FPPs. Fire history information can provide an understanding of fire frequency, fire type, most vulnerable areas, and significant ignition sources, amongst others. In turn, this understanding of why fires occur in an area and how they typically behave can then be used for pre-planning and designing defensible communities. There have been numerous fires recorded by California Department of Forestry and Fire Protection (CAL FIRE) in their Fire and Resource Assessment Program (FRAP) database in the vicinity of the Project site, although no recorded fires have burned on site.



FIGURE 1
Vicinity Map

FIRE PROTECTION PLAN - VILLAGE 8 EAST

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Fire Protection Plan
University Villages – Village 8 East

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FIGURE 2
Vegetation/Fuels Distribution

VILLAGE 8 EAST FOCUSED FIRE PROTECTION PLAN



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Fire Protection Plan

University Villages – Village 8 East

The lack of a fire history does not indicate that fire cannot occur in the vegetation that will be adjacent to the Project. It is expected that fires have not consistently spread into the Project area due to several factors: 1) the position of urban development to the north which is newer and ignition resistant, 2) the position of Otay Lake to the east, presenting a very wide fuel break, 3) the position of the Otay River valley to the south, where fire spread is inhibited due to higher vegetation moisture and less ignition prone vegetation types, and 4) the narrow opening south of Otay Lake and north of the Otay River Valley which can be more easily defended under typical fire conditions.

The nearest wildfires to the Village 8 East site include the 1994 Otay #4 Fire (approximately 800 feet to the east of Village 8 East), an un-named 1979 fire (approximately 0.6 miles to the northeast of Village 8 East), and an un-named 1945 fire (approximately 1.1 miles to the north of Village 8 East). Figure 3, *Fire History*, presents fire history in the Project vicinity and provides a graphical representation of the quantity of times the landscape has burned in the area.

2.4 FlamMap Analysis

FlamMap software was utilized to graphically depict fire behavior modeling results for the Project area, which includes the Project site and the area within ½ mile of the site. FlamMap utilizes the same fire spread equations built into the BehavePlus software package, but allows for a geographical presentation of fire behavior outputs as it applies the calculations to each pixel in the associated GIS landscape (Finney 1998). Both summer weather conditions (on-shore flow) and more extreme fall weather conditions (off-shore, Santa Ana conditions) were modeled.

2.4.1 FlamMap Fuel Model Inputs

FlamMap software requires a minimum of five separate input files that represent field conditions in the Project area, including elevation, slope, aspect, fuel model, and canopy cover. Each of these files was created as a raster GIS file using ArcGIS 9.3.1 software, exported as an ASCII grid file, then utilized in creating a FARSITE (Finney 1998) Landscape file that served as the base for the FlamMap runs. The resolution of each grid file and associated ASCII file that was used in the models for Project area is 30 meters, based on digital terrain data available from the San Diego Association of Governments (SANDAG 2010).

In addition to the Landscape file, wind and weather data are incorporated into the model inputs. For the FlamMap analysis, gridded wind speed and direction data was generated and incorporated into the model. Utilizing the WindNinja computer program (v. 2.0.3), ASCII grid files were generated for incorporation into the FlamMap analysis to better evaluate the effect of topography on wind flow (speed and direction).

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The output files chosen for each of the modeling runs included flame length (feet) and fireline intensity (Btu/foot/second). The following provides descriptions of the input variables used in processing the FlamMap models. In addition, data sources are cited and any assumptions made during the modeling process are explained.

Elevation

Elevations were derived from digital terrain data available from SANDAG, projected in the UTM coordinate system, Zone 11 with units in meters. The resolution of the file was 30 meters and elevation within the Project area ranges from 51 meters (168 feet) to 197 meters (646 feet). These data were utilized to create an elevation grid file, using units of meters above sea level. The elevation data are a necessary input file for FlamMap runs and are necessary for adiabatic adjustment of temperature and humidity and for conversion of fire spread between horizontal and slope distances.

Slope

Using ArcGIS Spatial Analyst tools, a slope grid file was generated from the elevation grid file described above. Slope measurements utilized values in degrees of inclination from horizontal. Slope values in the Project area range from 0 to 27 degrees. The slope input file is necessary for computing slope effects on fire spread and solar radiance.

Aspect

Using ArcGIS Spatial Analyst tools, an aspect grid file was generated from the elevation grid file described above. The aspect values utilized were azimuth degrees. Aspect values are important in determining the solar exposure of grid cells.

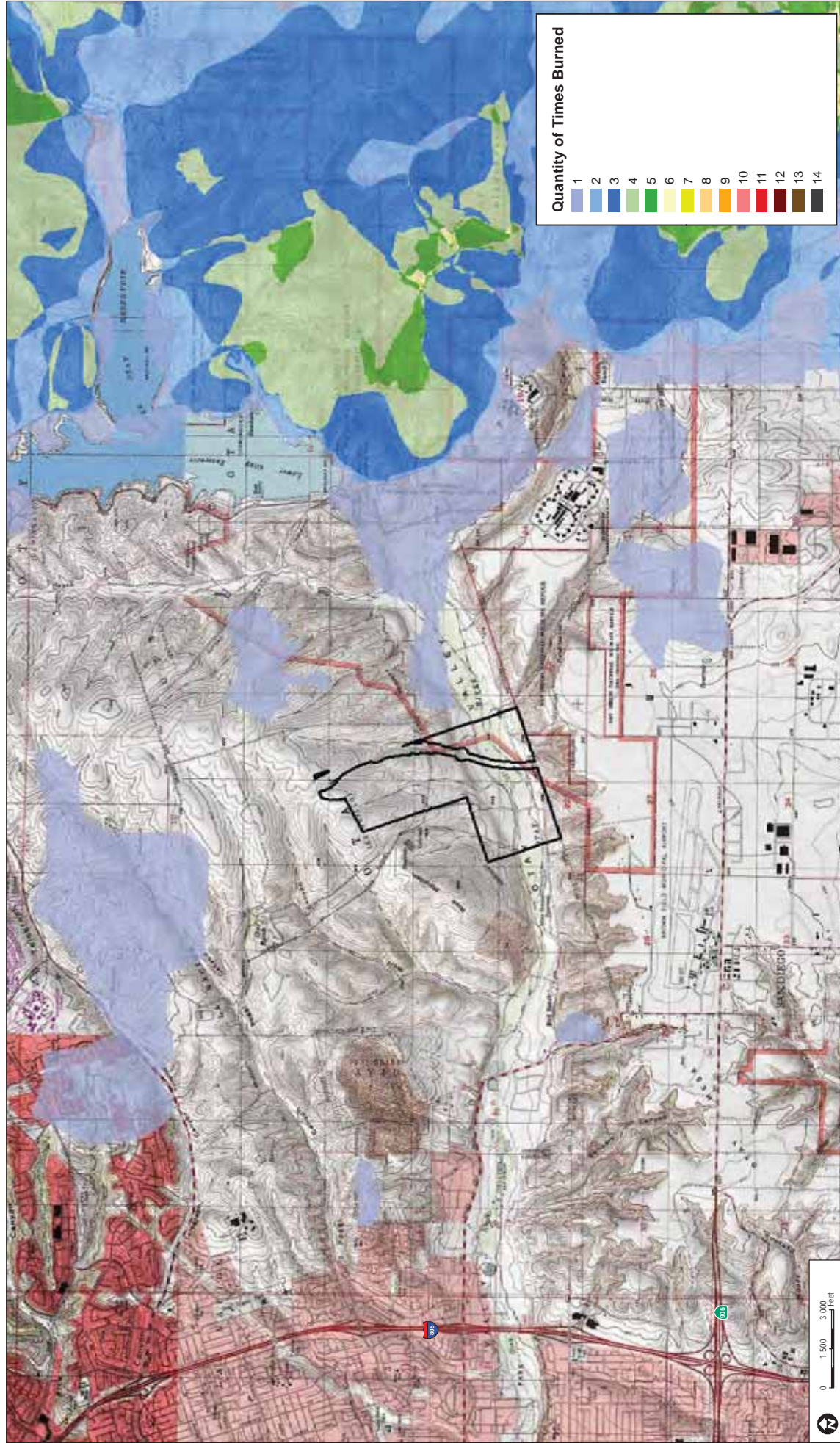


FIGURE 3
Fire History

SOURCE: FRAP 2012

FIRE PROTECTION PLAN - VILLAGE 8 EAST



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Fire Protection Plan University Villages – Village 8 East

Fuel Model

Vegetation coverage data in the form of a GIS shapefile were used in this analysis to create a fuel model file, which was derived from vegetative cover type mapping data for the Project area (SanGIS 2010). Using the Community type category, each vegetation type was coded with a unique fuel model value as described in Table 1. Vegetation mapping data was utilized in field efforts to classify vegetation cover type with an appropriate fuel model. The result includes seven separate fuel models utilized for the Project area, of which, one is a non-combustible types (e.g., water, agriculture, development). Once fuel model values were assigned to general vegetation types, the vector-based vegetation data file was converted to a grid file for inclusion in FlamMap modeling. Table 1 outlines the fuel model values applied to the general vegetation types found in the Project area.

Table 1
General Vegetation Types and Related Fuel Model Assignments in Vicinity of Project

General Vegetation Type	Fuel Model	Canopy Cover	Acreage	Percentage Cover
Non-Native Vegetation	GS2	0	1.7	0.06%
Eucalyptus Woodland	TU5	3	0.5	0.02%
Disturbed Habitat*	1	0	83.1	3.09%
Urban/Developed	NB1	0	94.8	3.52%
Open Water	NB8	0	0.6	0.02%
Extensive Agriculture - Field/Pasture, Row Crops	1	0	941.5	34.98%
Maritime Succulent Scrub	SCAL18	0	10.1	0.37%
Diegan Coastal Sage Scrub	SCAL18	0	627.9	23.32%
Southern Mixed Chaparral	SH7	0	12.8	0.48%
Valley and Foothill Grassland	1	0	526.3	19.55%
Non-Native Grassland	1	0	205.1	7.62%
San Diego Mesa Vernal Pool	GR2	0	24.7	0.92%
Freshwater Marsh	3	0	3.6	0.14%
Mulefat Scrub	SH3	0	0.5	0.02%
Tamarisk Scrub	SH3	0	158.7	5.90%
Total			2,691.9	100.00

* Assumes conversion to grassland-type fuels

Canopy Cover

Canopy Cover is a required raster file for FlamMap operations. It is necessary for computing shading and wind reduction factors for all fuel models. Canopy cover is measured as the horizontal fraction of the ground that is covered directly overhead by tree canopy. Crown closure refers to the ecological condition of relative tree crown density. Stands can be classified as

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University Villages – Village 8 East

“closed” to recruitment of canopy trees but still only have 40% or 50% canopy cover. Coverage units can be categories (0–4) or percentage values (0–100).

For the purposes of the FlamMap analysis, Dudek utilized vegetation type classifications to determine canopy cover assignments. For the purposes of this analysis, tree-dominated vegetation types (e.g., coast live oak woodland, riparian forest) were assigned a value of “3,” while non-tree vegetation types were assigned a value of “0.” Canopy classifications by vegetation type are presented in Table 1.

Weather

In order to evaluate specific weather variables for the Project area, data from the San Miguel Remote Automated Weather Station (RAWS) was analyzed. The San Miguel RAWS is the closest RAWS, located approximately 5.8 miles due north of the Project area, in a similar inland position and estimated to include consistent weather conditions as the Project area. The location and available data range for the San Miguel station is:

- San Miguel RAWS
 - a. Latitude: 32.68611
 - b. Longitude: -116.97833
 - c. Elevation: 425 feet
 - d. Data years: 2002 to 2010

Utilizing the FireFamily Plus v. 4.0.2 (FireFamily Plus 2008) software package, data from the San Miguel RAWS was processed and analyzed to determine 50th (typical) and 97th (extreme) percentile wind and fuel moisture conditions to be used in the fire behavior modeling efforts conducted for the Project area. Fuel moisture information was analyzed and incorporated into the Initial Fuel Moisture file used as an input in FlamMap, as well as directly input into the focused BehavePlus runs discussed in Section 2.5. Wind speed (20-foot) values for all fire behavior modeling runs were used as inputs into the WindNinja analysis in order to create the wind flow grids to be used in FlamMap. Two separate wind scenarios were analyzed in WindNinja and incorporated into the FlamMap model: summer fire (50th percentile values from June 1 to August 31) with 8 mph on-shore winds, and fall fire (97th percentile values from September 1 to November 30) with 50 mph winds (representing maximum wind gust speed). The use of 50 mph winds in modeling efforts is intended to represent wind gusts rather than sustained maximum wind speeds. The maximum RAWS wind speed for the San Miguel RAWS during the 97th percentile weather period (September 1 to November 30) was 20 mph, which represents a 10-minute average wind speed, not the maximum gust speed. As FlamMap presents a static representation of fire behavior, the inclusion of gust speed

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is appropriate to evaluate worst-case fire behavior outputs. Table 2 presents the weather and fuel moisture input variables used for all fire behavior modeling conducted for this FPP.

Table 2
Fire Behavior Weather and Fuel Moisture Inputs

Model Variable	50th Percentile (Onshore Flow)	97th Percentile (Offshore/Santa Ana conditions)
1 h fuel moisture	8%	2%
10 h fuel moisture	10%	3%
100 h fuel moisture	15%	7%
Live herbaceous moisture	90%	60%
Live woody moisture	122%	92%
20-ft. wind speed (mph)	8 mph	50 mph (representing max. gust)
Wind direction	Onshore, 270° for FlamMap	Offshore, 90° for FlamMap

2.4.2 FlamMap Fuel Model Outputs

Two output grid files were generated for each of the two FlamMap runs, and include representations of flame length (feet) and fireline intensity (BTU/foot/second). The aforementioned fire behavior variables are an important component in understanding fire risk and fire agency response capabilities. Flame length, the length of the flame of a spreading surface fire within the flaming front, is measured from midway in the active flaming combustion zone to the average tip of the flames (Andrews, Bevins, and Seli 2004). It is a somewhat subjective and non-scientific measure of fire behavior, but is extremely important to fire personnel in evaluating fireline intensity and is worth considering as an important fire variable (Rothermel 1991). Fireline intensity is a measure of heat output from the flaming front, and also affects the potential for a surface fire to transition to a crown fire. The information in Table 3 presents an interpretation of these fire behavior variables as related to fire suppression efforts.

Table 3
Fire Suppression Guidelines

Flame Length (feet)	Fireline Intensity (Btu/ft/s)	Interpretations
Under 4	Under 100	Fires can generally be attacked at the head or flanks by persons using hand tools. Hand line should hold the fire.
4 to 8	100 to 500	Fires are too intense for direct attack on the head by persons using hand tools. Hand line cannot be relied on to hold the fire. Equipment such as dozers, pumpers, and retardant aircraft can be effective.

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Table 3
Fire Suppression Guidelines

Flame Length (feet)	Fireline Intensity (Btu/ft/s)	Interpretations
8 to 11	500 to 1,000	Fires may present serious control problems—torching out, crowning, and spotting. Control efforts at the fire head will probably be ineffective.
Over 11	Over 1,000	Crowning, spotting, and major fire runs are probable. Control efforts at head of fire are ineffective.

Source: BehavePlus 5.0.2 fire behavior modeling program (Andrews, Bevins, and Seli 2004)

Maps depicting flame length and fireline intensity for the 50th and 97th percentile weather scenarios are included in Figures 4 through 7. The fire behavior analysis results for the Project area vary depending on topography and fuel type. As FlamMap utilizes site-specific digital terrain data (including slope, vegetation, aspect, and elevation data) slight variations in predicted flame length values can be observed based on fluctuations of these attributes across the landscape. As presented, wildfire behavior in each of the fuel types varies depending on weather conditions. Maximum flame lengths may exceed 45 feet in some sections of the analysis area under worst-case conditions. As presented in Figures 4 through 7, expected fire behavior during extreme, Santa Ana wind-driven fires is closely correlated with fuel type and topography. Areas with light, flashy fuels (grasses) exhibit lower flame lengths and resulting fireline intensities but will promote fire spread at faster rates than heavier chaparral and sage scrub fuels, which exhibit higher flame lengths and resulting intensities. In general, the grasslands throughout much of the village areas exhibits lower flame length and fireline intensity potential due to lower fuel loads and more gently sloping topography. The areas that include a sage scrub element result in higher flame lengths and intensities, but are still considered “moderate” in terms of overall fire severity.

Note: The fire behavior results described herein depict values based on inputs to the FlamMap software. Localized changes in slope, weather, or pockets of different fuel types are not accounted for in this analysis, but assumed (averaged) across the landscape based on the available data resolution. Further, this modeling analysis assumes a correlation between the available vegetation data and fuel model characteristics. Recent fire activity may temporarily alter fuel beds, but fire behavior modeling efforts conducted for this project assume natural succession of burned areas to more mature stand conditions, resulting in a conservative (near worst-case) estimate of fire behavior. Since fire behavior for a given location will be affected by many factors, including unique weather patterns, small-scale topographic variations, or changing vegetation patterns, modeling results are applicable as a basis for planning, but need to be considered in context with other site variables.

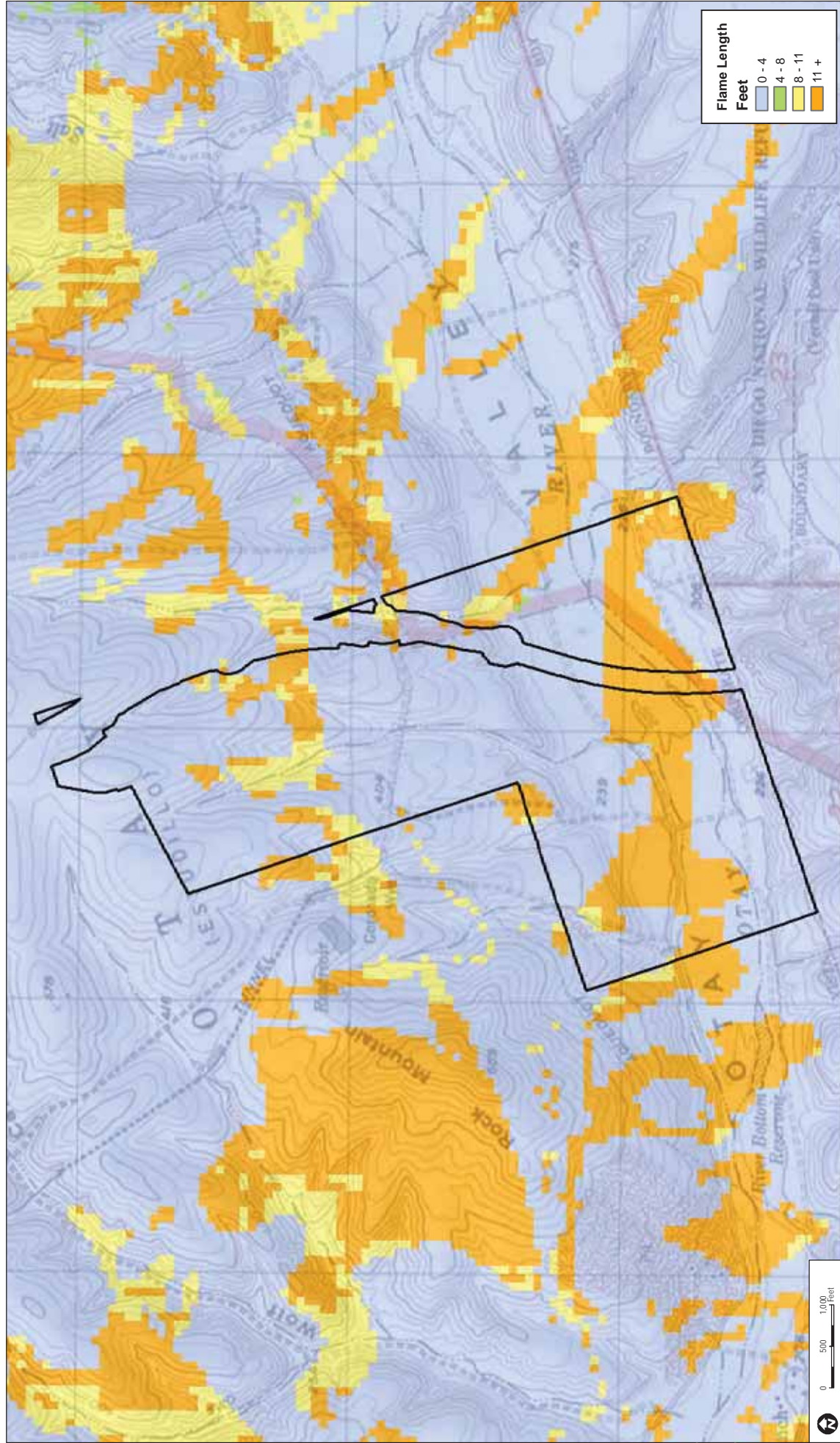


FIGURE 4

FamMap Flame Length Analysis - Summer Fire

FIRE PROTECTION PLAN - VILLAGE 8 EAST

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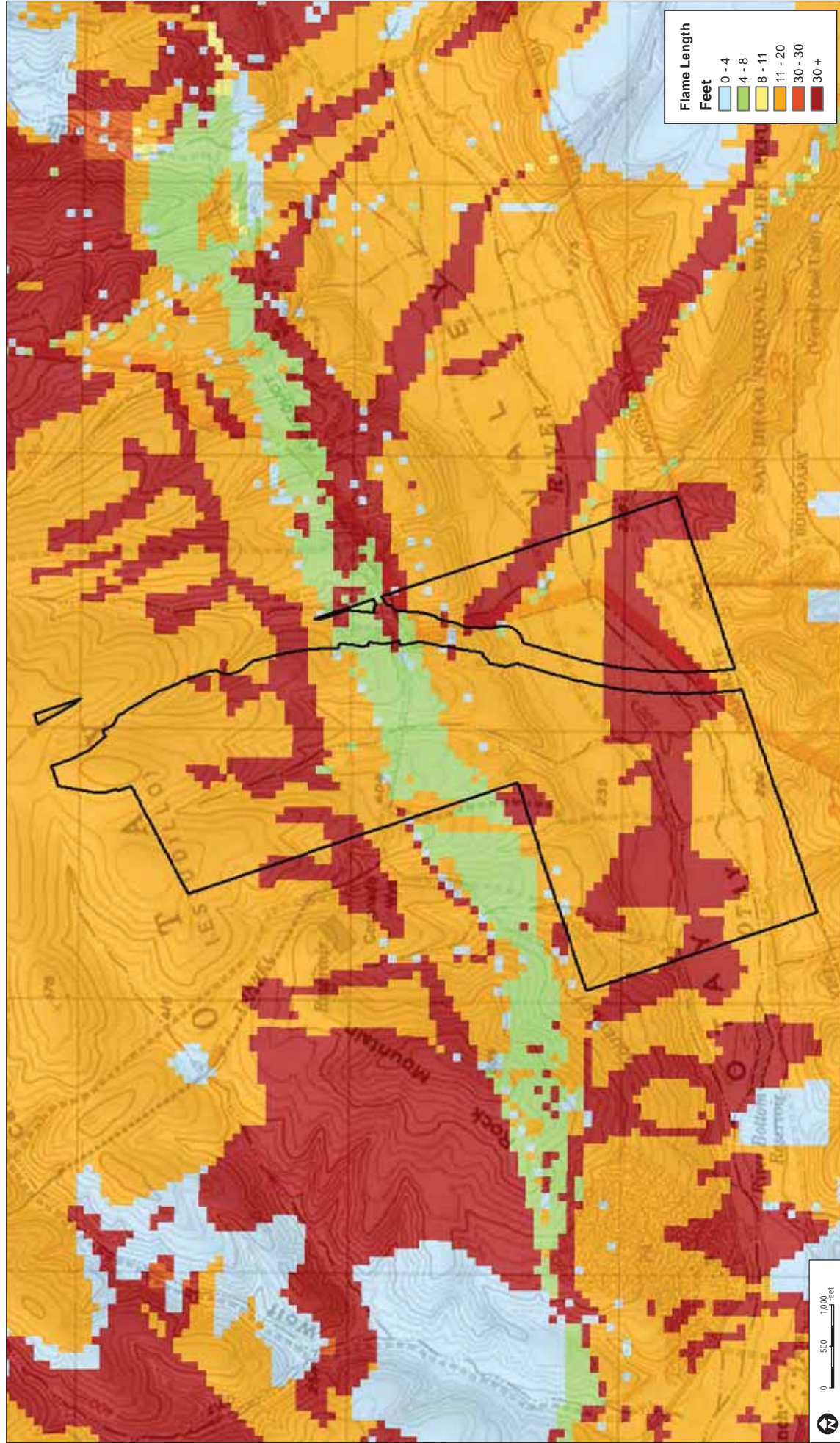


FIGURE 5

FlamMap Flame Length Analysis – Fall Fire

FIRE PROTECTION PLAN - VILLAGE 8 EAST

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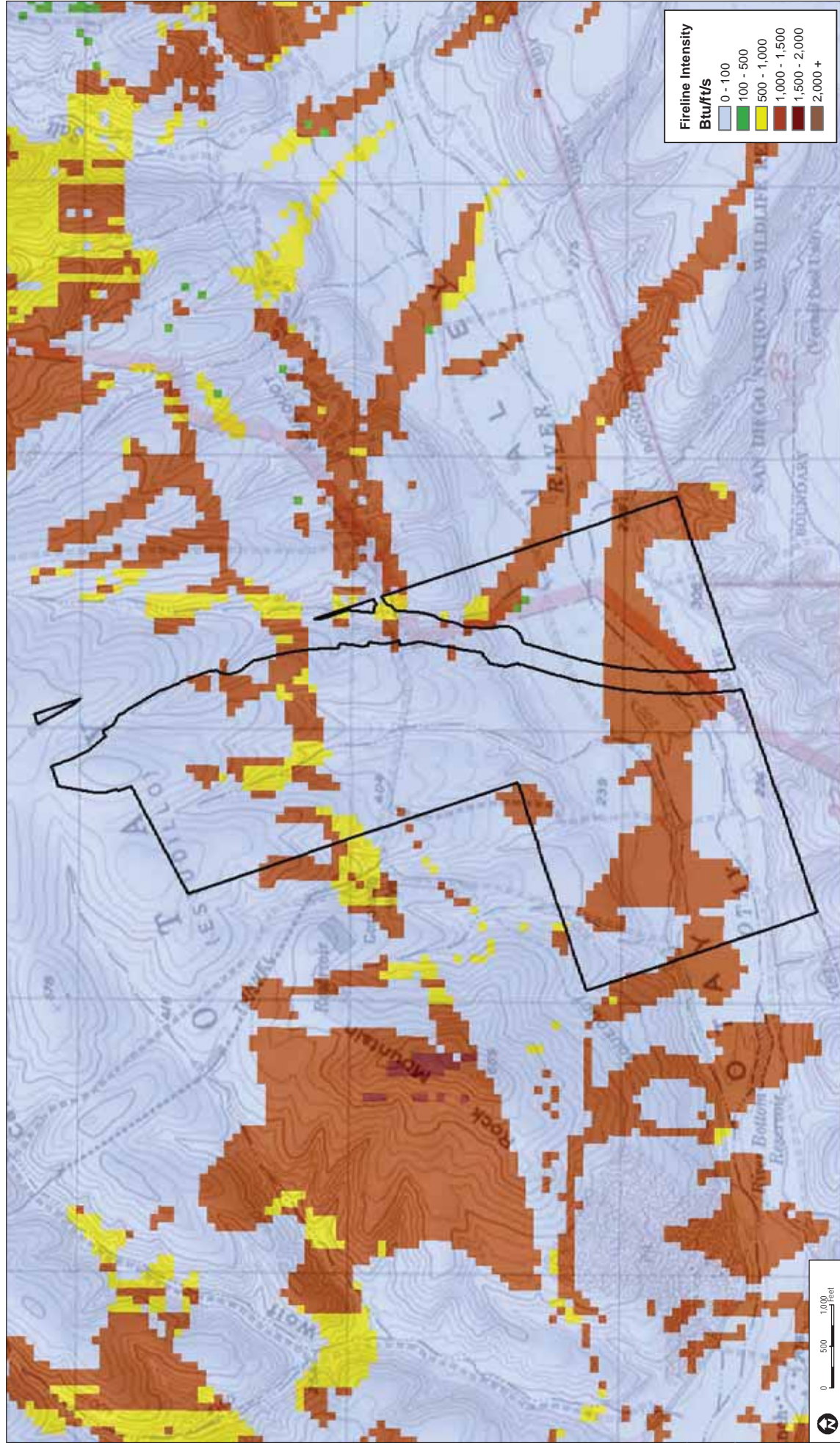


FIGURE 6

FamMap Fireline Intensity - Summer Fire

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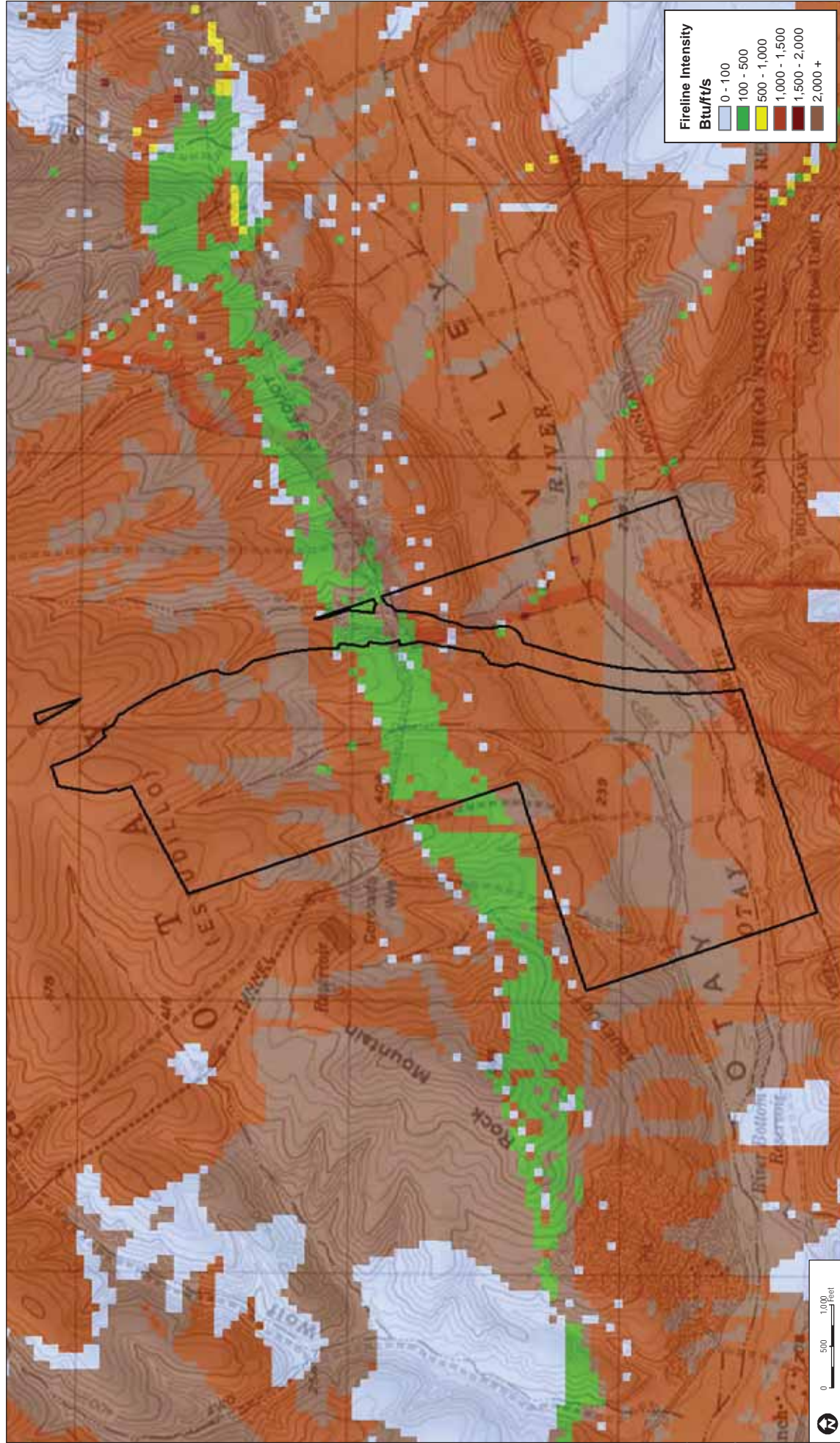


FIGURE 7
FamMap Fireline Intensity – Fall Fire

FIRE PROTECTION PLAN - VILLAGE 8 EAST

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2.5 BehavePlus Fire Behavior Modeling

In addition to the FlamMap fire behavior modeling conducted for the Village 8 East site, more focused fire behavior modeling utilizing BehavePlus 5.0.2 was conducted for Village 8 East. Similar to the FlamMap modeling, two weather scenarios were evaluated with BehavePlus. All fuel moisture and weather inputs remain consistent between the FlamMap and BehavePlus modeling efforts conducted in support of this FPP. Fuel model typing was completed in the field concurrent with site hazard evaluations. Based on field analysis, two different fire scenarios were evaluated for Village 8 East.

- **Scenario 1:** Typical fire weather with on-shore wind and fire burning in preserved opens space along the southern project boundary.
- **Scenario 2:** Extreme fire weather with off-shore, Santa Ana winds and fire burning in the preserve open space to the south of the Project.

2.5.1 BehavePlus Fuel Model Inputs

BehavePlus software requires site-specific variables for surface fire spread analysis, including fuel type, fuel moisture, wind speed, and slope data. The output variables used in this analysis include flame length (feet), fireline intensity (BTU/feet/second), and spotting distance (miles). The following provides a description of the input variables used in processing the BehavePlus models for Village 8 East. The unique terrain and fuel models used for BehavePlus modeling at Village 8 East are presented in Table 4, and the results of modeling efforts are provided in Table 5. Locations of BehavePlus model runs are presented graphically in Figure 8.

Weather

The same historical fuel moisture and wind speed data that was analyzed and used in the FlamMap analysis discussed previously were used for all BehavePlus runs prepared for this FPP. Table 2 presents the fuel moisture and wind speed values used for the BehavePlus analyses included in this FPP.

As wind speed values derived from RAWS data represent 20-foot wind speeds, BehavePlus includes a wind adjustment factor. In the case of the BehavePlus analyses completed in support of this FPP (which occur in shrub vegetation types), a wind speed adjustment factor of 0.5 was utilized to account for vertical differences in wind speed from the 20-foot recording height to mid-flame height prior to BehavePlus modeling efforts. A conservative wind adjustment factor of 0.5 indicates a fuel bed that is unsheltered from the wind with a fuel bed depth greater than 2.7

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feet. It should be noted that mid-flame wind speeds may be only 10% of the wind speeds recorded or predicted at 20 feet, resulting in a conservative calculation.

Topography

Elevation data were derived from digital topographic files available for Village 8 East. This data source was evaluated in ArcGIS software in order to determine specific site elevation ranges and slope gradients. Elevation and slope are important components in fire behavior analysis as they affect temperature, humidity, solar radiance, and fire spread rates.

Fuel Model

Fuel model assignments for each of the BehavePlus modeling runs were based on field observations documented during the fire hazard assessments conducted in support of this FPP. Fire behavior model variables for BehavePlus modeling efforts are presented in Table 4.

**Table 4
Village 8 East Fire Behavior Model Variables**

Scenario	Fuel Model(s)	Slope	Aspect
1	Coastal Sage Scrub (SCAL 18)	20%	Southwest
2	Coastal Sage Scrub (SCAL 18)	30%	Southeast

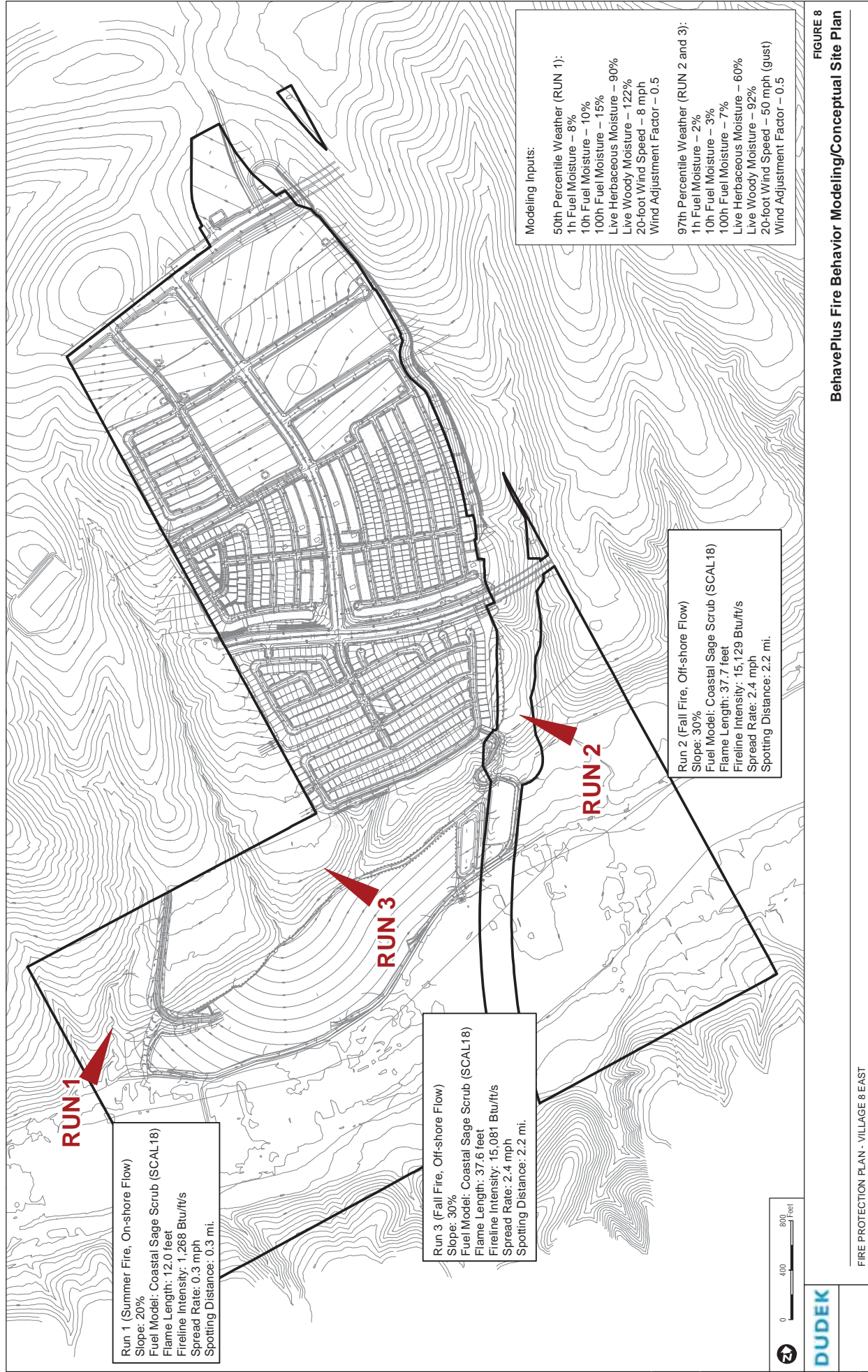


FIGURE 8
BehavePlus Fire Behavior Modeling/Conceptual Site Plan

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2.5.2 BehavePlus Fuel Model Results

Based on the BehavePlus analysis, expected flame lengths for Scenario 1 reach 12.0 feet during 50th percentile weather conditions with wind speeds of 8 mph, with fireline intensities reaching 1,268 BTU/feet/second and, a spread rate of 0.3 mph, and spotting up to 0.3 miles. A fire originating east of Village 8 East and pushed by winds from the northeast/east (Scenario 2) results in flame lengths reaching 37.7 feet and fireline intensities reaching 15,129 BTU/feet/second and a spread rate of 2.4 mph. . Spotting distance for this extreme fire weather scenario reaches 2.2 miles. The results from all BehavePlus fire behavior modeling scenarios are presented in Table 5.

Table 5
Village 8 East BehavePlus Fire Behavior Model Results

Scenario	Flame Length (feet)	Fireline Intensity (BTU/feet/second)	Spread Rate (mph)	Spotting Distance (miles)
<i>Scenario 1: Coastal sage scrub on southwest-facing, 20% slope</i>				
On-shore (50th Percentile)	12.0	1,268	0.3	0.3
<i>Scenario 2: Coastal sage scrub on southeast-facing, 30% slope</i>				
Santa Ana (97th percentile with 50mph gusts)	37.7	15,129	2.4	2.2

Note: The results presented in Table 5 depict values based on inputs to the BehavePlus software. Changes in slope, weather, or pockets of different fuel types are not accounted for in this analysis. Model results should be used as a basis for planning only, as actual fire behavior for a given location will be affected by many factors, including unique weather patterns, small-scale topographic variations, or changing vegetation patterns.

2.6 Result – Exposure to Wildland Fire

Given the climatic, vegetation, ignition sources, wildland-urban interface location, and topography characteristics along with the fire history, ignition sources and fire behavior modeling results previously discussed in this FPP, the Project site is determined to be potentially exposed to wildfire encroaching on the perimeter of the development or spotting into the preserve areas to the south and east of the site, especially from up-wind fires driven by on-shore or Santa Ana type winds funneled into the Otay River Valley. Based on this information and the recorded history of fires in the area, along with the persistence of naturally vegetated open space on two Village 8 East exposures, it is expected that wind driven wildfires could occur near this site in the future.

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3.0 FIRE RESPONSE CAPABILITIES

3.1 Estimated Calls and Demand for Service from the Project

This section analyzes the Village 8 East Project in terms of current CVFD Fire Service capabilities and resources to provide Fire Protection and Emergency Services. The analysis that follows examines the ability of the existing fire stations as well as fire stations planned in the approved Chula Vista FFMP (2012) to serve the area and ensure the timely provision of local fire protection and emergency service facilities.

The existing Fire Station 7, located 2.5 miles from the furthest point in the community would be a responding resource to Village 8 East. It is the closest existing station and does meet CVFD's 5 minute travel time response goal. The following call volumes for Station 7 were estimated from the Chula Vista Fire Department's FFMP: engine 57 (1,100 calls) and truck 57 (350 calls). These call volumes can be used to calculate average daily call volume. Based on the total number of calls handled in 2009 by Station 7, the average daily call volume is calculated as follows:

- **Station 7:** engine 57 – 3.0 calls per day, truck 57 – 1.0 call per day

As shown in Table 6, using the CVFD estimate of 67 annual calls per 1,000 population (2009 data), the Project's estimated 11,534 residents and visitors would generate approximately 772 calls per year (about 2.1 calls per day), roughly 80% to 85% of which (1.8 calls per day) are expected to be medical emergencies, based on past call statistics.

Table 6
Calculated Call Volume Associated with the University Villages

Emergency Calls per 1,000 (2009 Chula Vista Data)	Estimated Population	Avg. No. Calls per Year (9,264/1,000)x67	Avg. No. Calls per Day (621/365)
67	11,534	772	2.1
Type of call	Per capita call generation factor	Number of estimated annual calls	
Total Calls	100%	772	
Total Fires	1.2%	9.2	
Total EMS/Rescue Calls	85.9%	663.1	
Total Other Calls	12.9%	99.6	

The City predicts a population increase in the Otay Ranch Sub Area of some 53,000 people at build out. This corresponds to a calculated call volume increase of nearly 3,500 calls per year. This call volume added to existing call volume from existing stations that would respond to this area as first responder or as Effective Fighting Force (EFF) would represent a significant

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increase. Additional stations would be necessary, as identified by the City in its FFMP, to adequately absorb the increased demand. Only a small number (estimated at 11.3 calls per year) of fire related calls would be potentially realized at build out while the majority of calls would be medical related.

Based on the relatively low call volumes from the existing, nearby fire station, there is capacity to respond to a higher call volume. Station 7 is currently considered somewhat average based on their roughly four calls per day. A typical station averages around five calls per day and a busy station responds to about ten calls per day. Table 7 presents estimated call volume increases based on the demand from Village 8 East.

Table 7
Calculated Call Volume Increase Per Station Associated with Village 8 East

Chula Vista Fire Station	Current Daily Call Volume	Estimated Daily Call Volume Increase	Estimated Total Daily Call Volumes with proposed Village 8 East Project
7	3 (engine) + 1 (truck)	1.7	5.7

If based only on call volume, the existing stations would be able to respond to Village 8 East call volume increases. However, response times and cumulative call volume increases in Chula Vista's developing areas must also be considered when determining whether existing resources are adequate, or whether additional resources are necessary. Longer response times to structural fire emergencies may be partially mitigated based on the mandate of interior sprinklers in all structures. Sprinklers extend the fire flashover time or extinguish most room fires, thus compensating for a longer response. The measures outlined in Section 4 of this FPP would mitigate potential longer response times by limiting the spread of and minimizing risks associated with fires.

3.2 Emergency Response

The Project site is located within the City of Chula Vista Fire Department jurisdictional area. A detailed analysis of emergency response is provided in this FPP (Section 4.0). In summary, Village 8 East would be serviced by existing Fire Station 7, located 2.5 miles from the furthest point in the community. If constructed as anticipated in the approved Chula Vista FFMP, the planned Village 8 West Fire Station, located 1.4 miles from the Project area, and the proposed EUC Fire Station, located 2.5 miles from the Project area, would also respond to Village 8 East. Existing Fire Station 3 (5.2 miles from the Project) and existing Fire Station 8 (5.8 miles from the Project) may also respond. Dudek conducted GIS based emergency response modeling from existing and planned fire stations to the Project to determine potential response coverage. The

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modeling utilized CVFD input variables that are consistent with the FFMP. Emergency travel times for first arriving engines from each station are provided in Table 8 and Figures 9 through 11 provide illustrations of Station 7, planned Village 8 West Fire Station, and the planned EUC fire station and their respective response coverage of Village 8 East. Automatic and/or Mutual Aid agreements with surrounding fire departments are in place and would result in additional resources not analyzed in this FPP.

Table 8
Village 8 East CVFD Emergency Response Analysis

Chula Vista Fire Department Station No.	Total Mileage to Village 8 East (furthest point)	Estimated Response Travel Time (minutes)	% of Village within 5-minute travel time
		<i>First Arriving</i>	<i>First Arriving</i>
7	2.5	4:54	100%
3	5.2	9:29	0%
8	5.8	10:31	0%
Proposed Village 8 West	1.4	3:02	100%
Proposed EUC**	2.5	4:54	100%

* Table 8 presents results of response travel time utilized the ISO formula ($T = .65 + 1.7D$) that discounts speed to account for slowing along the response route whereas Figures 9 through 11 illustrate model runs with a constant speed of 35 mph which results in faster overall coverage times and like the ISO formula, 100% coverage in under 5 minutes.

** Note that the EUC B station was used for modeling prior to selection by the City of EUC A station. Response time differences from EUC A are minimal.

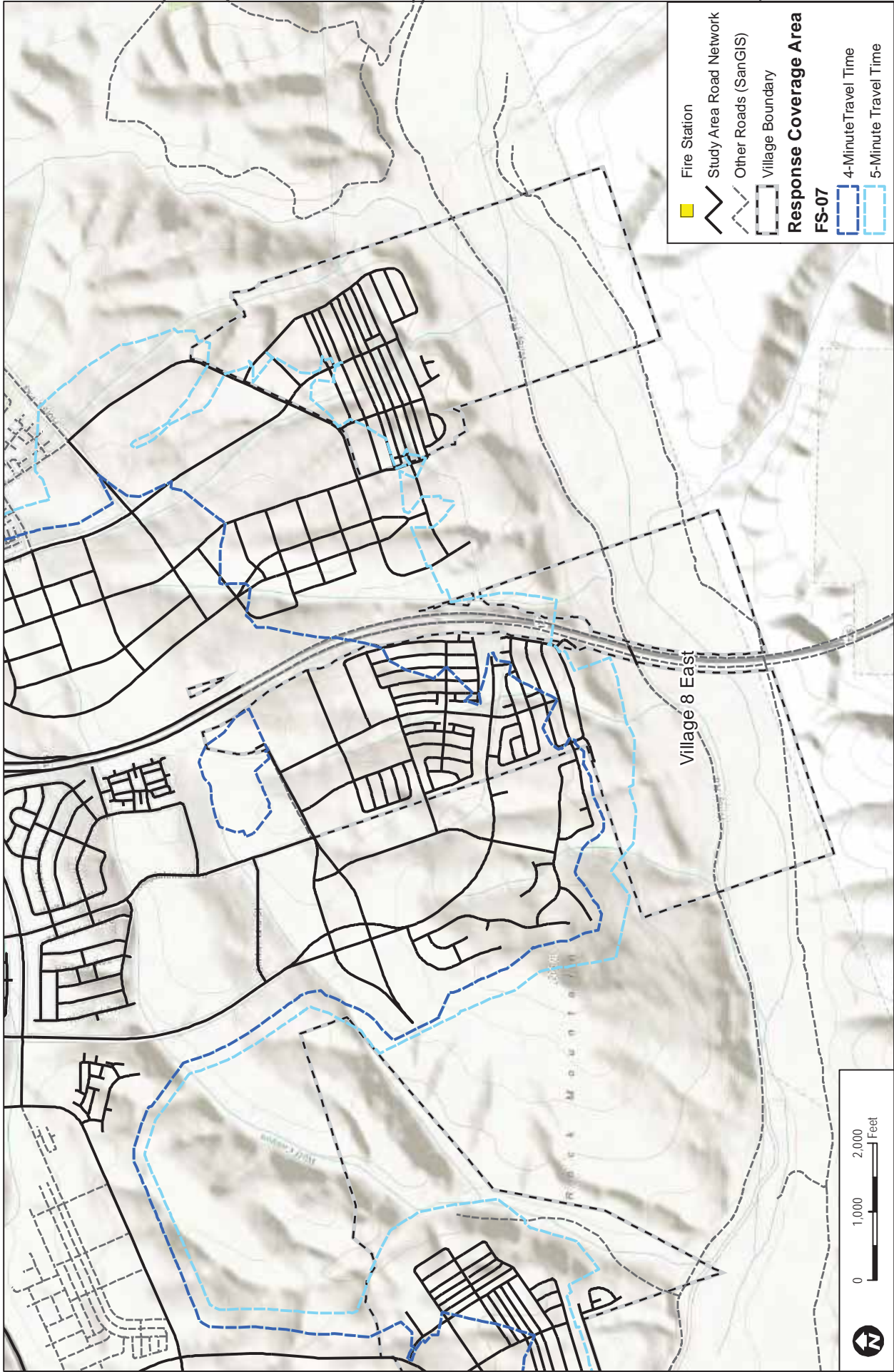
As indicated in Table 8 and Figures 9 through 11, the first arriving engine from Station 7 cannot achieve the 4-minute travel time throughout the entire development, but does cover a high percentage of the community, conforming with NFPA 1710. Station 7's engine can respond to the entire community well within the 5 minute travel time, consistent with the approved goal of 7 minutes 90% of the time (5 minutes travel + dispatch + turnout). The Effective Fighting Force (first 3 engines, 1 truck and battalion chief) cannot meet the proposed 8-minute travel time from existing stations, requiring over 10-minutes, assuming all engines and the truck are available during an emergency. Village 8 East would benefit significantly from construction of the Village 8 West and EUC fire stations (assumes the "B" option for location of the EUC station, but any of the proposed stations would improve response to Village 8), as planned in the approved FFMP. The proposed Village 8 West station would become the 1st engine in at 3:02 with Station 7 and the proposed EUC engine arriving at just under 5-minutes travel time. Response to medical emergencies would be greatly enhanced with the addition of the Village 8 West station, in particular, but also by the EUC station as it provides one additional fast responding paramedic engine.

Based on the available firefighting resources from existing stations, the call volume currently experienced along with that generated by Village 8 East, it is not expected that overall response

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will be inadequate at existing response resource levels but EFF would be delayed. Call volume at Stations 7, 3, and 8 are currently 1,200, 1,500, and 800 per year, respectively. The additional 2.1 calls per day expected to be generated by Village 8 East would not significantly stress the existing emergency response capabilities, but when considered cumulatively with calls from the build out of the area, would result in a significant impact to the response capabilities. Once proposed stations are available, the call volume would be readily absorbed, and would result in successful travel time response to all portions of Village 8 East from both existing Station 7 and the proposed Station Village 8 West and with the proposed Station at Eastern Urban Center (EUC) rounding out the EFF. Medical response from Station 7 is close to meeting the 4 minute travel time standards for first arriving (roughly 6 minutes with dispatch and turnout). With buildout of the area, Station 7 may not be available to respond due to increased call volume, thus a slower response may be realized. However, with the addition of the proposed fire stations, particularly the Village 8 West station, adequate resources would be available to respond to typical wildfire, structure, and medical emergencies anticipated in the vicinity of this site. NFPA 1710 sets the 4-minute response travel time standard, but includes a 90% qualifier, meaning 90% of the responses should include a 4-minute travel time for fire and medical responses. Paramedics (ALS) are not required to arrive until 8 minutes driving time; 90% of incidents, if there is a Basic Life Support (BLS) engine company with AED on scene sooner. Chula Vista includes paramedics on each engine and therefore, exceeds NFPA 1710 to Village 8 East. Based on the portion of Village 8 East that is not within the 4-minute travel time coverage and the number of emergency calls anticipated from those areas, the net effect on the City's ability to meet a 4-minute travel time, 90% of the time will not be significantly affected.



SOURCE: ESRI 2013, SanGIS 2013, Hunsaker 2012, Hale Engineering 2012

FIGURE 9

Village 8 East FS-07 Existing Fire Station Response Times

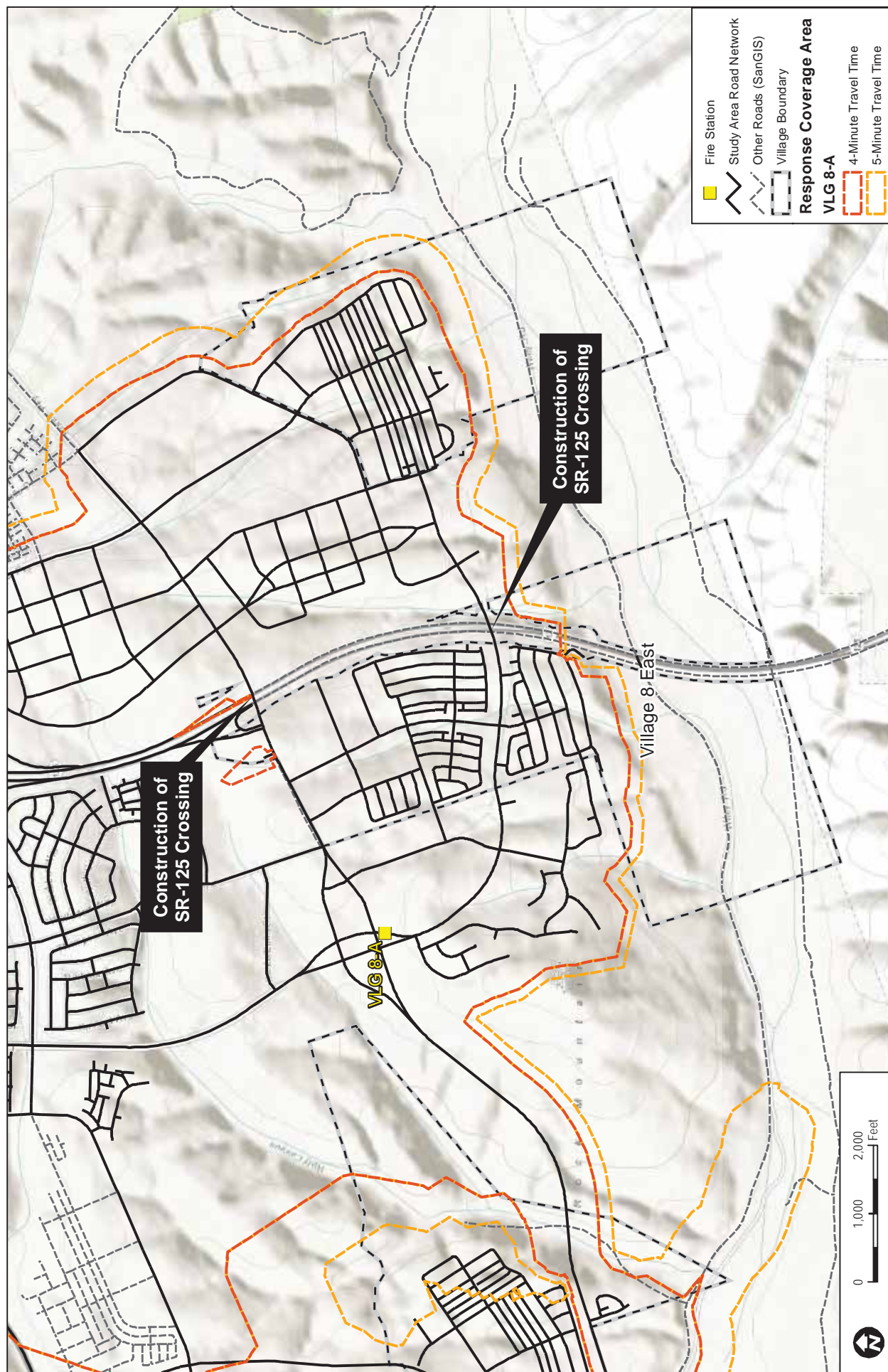
FIRE PROTECTION PLAN - VILLAGE 8 EAST

NOTE: Assumes average roads network speeds of 35 MPH.



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SOURCE: ESRI 2013, SanGIS 2013, Hunsaker 2012, Hale Engineering 2012

Engineering 2012

Figure 10

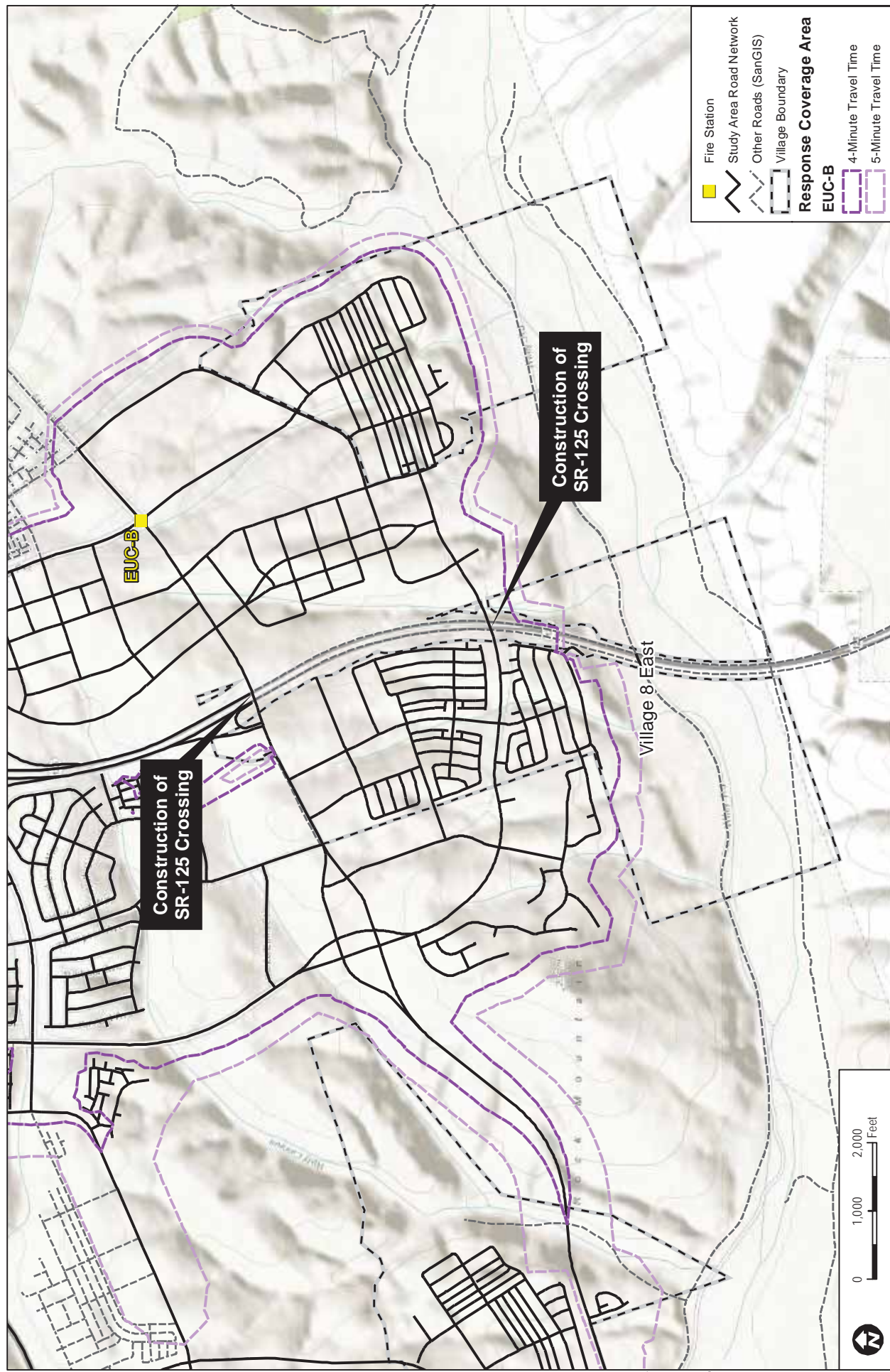
Village 8 East Proposed 2030 Road Network - VLG 8-A Fire Station Response Times

FIRE PROTECTION PLAN - VILLAGE 8 EAST

NOTE: Assumes average roads network speeds of 35 MPH.

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SOURCE: ESRI 2013, SanGIS 2013, Hunsaker 2012, Hale Engineering 2012

FIGURE 11

Village 8 East Proposed 2030 Road Network - EUC-B Fire Station Response Times

FIRE PROTECTION PLAN - VILLAGE 8 EAST

NOTE: Assumes average roads network speeds of 35 MPH.

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3.3 Impacts and Mitigation

3.3.1 Fire Response

The Village 8 East Project includes a substantial number of new single- and multi-family housing units and associated schools and parks, and up to 11,534 people. Service level requirements could, in the absence of additional fire facilities and resources improvements, cause a decline in the CVFD response times and capabilities. The requirements described in this FPP are intended to aid fire-fighting personnel and minimize the demand placed on the existing emergency service system.

Cumulative impacts from this type of project can cause fire response service decline and must be analyzed for each project. The Village 8 East Project represents an increase in service demand due to the number of new structures and people living in or using the community. Based on the calculations presented in the preceding sections, and the estimated calls per day generated by the Project, Village 8 East is anticipated to have a moderate impact on the response capability of the existing CVFD Fire Stations.

A second potential impact resulting from development in a Wildland Urban Interface (WUI) setting is related to the potential for increased exposure of residents to wildland fire. More people in a given area results in more opportunity for fire starts and subsequent exposure to dangerous conditions. The inclusion of homes adjacent to preserved open space areas and the potential for wildfire indicates the need for measures to minimize the likelihood of fire ignition and specialized wildland firefighting apparatus nearby should wildland fire occur.

The potential impacts to the firefighting and response resources and to the residents residing within this area are considered insignificant with respect to wildland fire. The Project's inclusion of the most recent fire safety codes and a layered fire protection system, designed to reduce demands placed on the fire responders while minimizing exposure of humans to potentially harmful fire environments, will result in wildfire exposure levels that are below the significant threshold.

Features which are required and are therefore typically not considered mitigation, but that are relatively new Code requirements and play a critical role in minimizing structure ignition are; ignition resistant construction including roofs, walls and decks, vent restrictions, interior fire sprinklers, windows (dual pane/tempered), and fuel reduction areas. Although fire agencies do not provide "credit" for these features since they are required in the code, they do provide measureable safety improvements when used and are in the Code because they are so effective. Among other features that provide fire protection to Village 8 East are:

- Specialized firefighting apparatus within the CVFD fleet for wildland and structure fires along with highly trained firefighters;
- Customized fuel modification zones that will be managed and maintained throughout the year; the term "customized fuel mod zone" refers to fuel modification zones that are customized to this project based on results of fire behavior, ignition sources, weather, and fire risk.

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- Highly restrictive Fire and Building Codes for both residential and school buildings; and
- Robust mutual and automatic aid agreements that provide a large arsenal of firefighters, and ground- and aerial- based firefighting apparatus.

Even with these fire protection features, the Project and the Otay Ranch Sub Area will require construction, staffing and equipping of the two proposed fire stations discussed above to meet the demands created by build out of the Otay Ranch and enable CVFD to respond within the stated goal of 5-minute travel timeframe to 90% of incidents (first unit) and to assemble an EFF within 8 minutes. Overall phasing of the Project and nearby projects (which all provide funding to these stations on a fair-share basis) will determine when additional fire stations are constructed. The Village 8 East Public Facilities Finance Plan includes a detailed analysis of fire facility phasing and funding. Village 8 East must comply with the updated Chula Vista FFMP. With the two planned fire stations, construction of which will be supported on a fair share basis by the Project through property tax and payment of the Chula Vista Public Facility Development Impact Fee, the City's new goal of 5 minutes driving time to 90% of all structure fires and medical emergency calls will be substantially conforming. An appropriate trigger will be negotiated and included in the Village 8 East Public Facilities Finance Plan with regard to fair-share funding and commencement of any fire station necessary to serve the Project.

3.3.2 Medical Response

The number of estimated EMS calls per day represents a significant impact on current response capabilities and to the people who could require fast medical response for a variety of emergency medical situations. Response times will increase, given the potential for up to 1.7 calls per day associated with Village 8 East and especially with buildout of the area without additional resources. The combination of two additional fire stations with paramedic units, as proposed by Chula Vista Fire Department, along with ambulance service unit increases is anticipated to result in sufficient resources to respond throughout the Otay Ranch Sub Area, including University Villages at build out.

Medical emergency response times cannot be mitigated for the most serious medical emergencies such as cardiac related emergencies. Advanced life support provided by paramedics on responding engines must arrive as quickly as possible, within 5 ½ to 6 minutes to improve survivability. Six minutes includes the time to notify 911, for 911 to dispatch the closest engine, for the firefighters to “turnout”, travel to the incident, locate the victim and engage medical treatments. It is common to require 60 to 90 seconds for dispatch and another 60 to 90 seconds for turnout. Travel times vary, but for Village 8 East, would be less than 5-minutes.

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4.0 FIRE SAFETY REQUIREMENTS

The Chula Vista area experiences periodic wildfire and there are dedicated preserve areas that provide wildland fuels adjacent Village 8 East. Although Village 8 East has not burned during the recorded fire history period, it is expected that wildfire could burn or spot onto the site. Additionally, structural fires and medical emergencies occur in urbanized areas and require response. As such, this FPP provides a summary of proposed and required infrastructure and special measures to provide fire protection. Figure 12 illustrates the Village 8 East Fuel Modification Zones.

4.1 Fuel Modification

WUI fire protection requires a systems approach, which includes the components of infrastructure and water, structural safeguards, and adequate fuel modification areas. This section provides fuel modification details for Village 8 East.

4.1.1 Fuel Modification Zones

Definition

Fuel Modification Zone: A brush management area from the perimeter structures extending outwards towards Preserve areas.

General Criteria

1. Vegetation included on the Prohibited Plant List (Attachment 3) is prohibited in any Fuel Modification Zone.
2. All plant and seed material in Zones 1 and 2 to be locally sourced to the greatest extent possible to avoid genetically compromising the existing Preserve Vegetation
3. Plant 50%–70% of the overall fuel modification zone with deep rooting plant material.
4. Maintain all plant material in irrigated zones in a hydrated condition.
5. Remove debris and trimmings produced by thinning and pruning from the site, except for larger woody debris that may be chipped and left on site for weed and erosion control.
6. Hedging of shrubs is prohibited.
7. All trees must be limbed to six feet or 3x the height of understory plants, whichever is greater.
8. Plant shrubs in clusters not exceeding a total of 400 square feet.

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9. Provide a distance of no less than the width of the largest shrub's mature spread between each shrub cluster.
10. Provide "Avenues" devoid of shrubs a minimum width of 6 feet and spaced a distance of 200 linear feet on center to provide a clear access route from toe of slope to top of slope.
11. Combustible materials, including chipped biomass, bark, wood chips should be no closer than 30 feet to structures unless of size and type shown to reduce potential ignitions.
12. Provide a minimum 30 foot distance between mature canopies on slopes that exceed 40%

Zone 1 (10 to 50 feet from structure)

Zone 1– Definition:

All public and private areas located between a structure's edge and 50 feet outward. These areas may be located on public slopes, private open-space lots, public streets, and/or private yards, as defined in the landscape fuel modification exhibits.

Zone 1 – Specific Criteria:

1. Provide a permanent irrigation system within this irrigated wet zone.
2. Only those trees on the approved plant list and those approved by the Development Services Director as not being invasive are permitted within this zone.
3. Tree limbs shall not encroach within 10 feet of a structure or chimney, including outside barbecues or fireplaces.
4. Provide a minimum of 10 feet between tree canopies.
5. Additional trees (excluding prohibited or highly flammable species) may be planted as parkway trees on single loaded streets.
6. Limit 100% of all groundcover and sprawling vine masses to a maximum height of 18 inches.
7. 25% of all groundcover and sprawling vine masses may reach a maximum height of 24 inches.
8. Ground covers must be of high-leaf moisture content.
9. Shrubs shall be less than 2 feet tall and planted on 5-foot centers.
10. Vegetation/Landscape Plans shall be in compliance with this FPP.

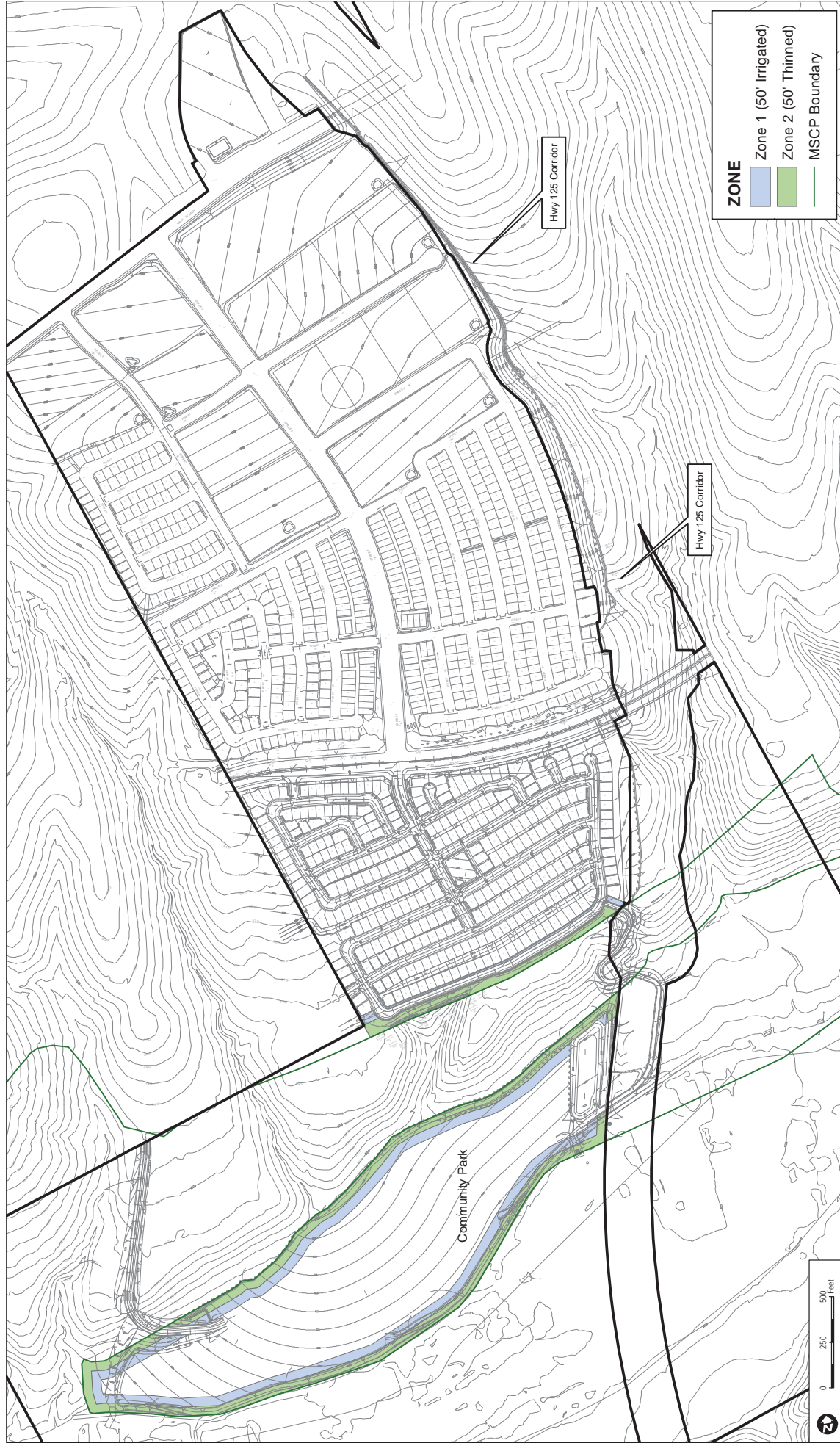


FIGURE 12
Fuel Modification Zone Exhibit

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Fire Protection Plan University Villages – Village 8 East

Zone 2 (51 to 100 feet from structure)

Zone 2– Definition:

All public and private areas located between the outside edge of Zone 1 and 50 feet outward to 100 feet, per this FPP. These areas may be located on public slopes, private open-space lots, public streets, and/or private yards, as defined in the landscape fuel management exhibits.

Zone 2 – Specific Criteria:

- Utilize temporary irrigation to ensure the establishment of vegetation intended to stabilize the slopes and minimize erosion.
- Trees may be located within this zone, provided they are planted in clusters of no more than three. A minimum distance of no less than 30 feet shall be maintained between the tree cluster's mature canopies.
- Only those trees on the approved plant list and those approved by the Development Services Director as not being invasive are permitted within this zone.
- 100% of all groundcover and sprawling vine masses to a maximum height of 36 inches.
- Shrubs may be planted in clusters not exceeding a total of 400 sq ft.
- Provide a distance of no less than the width of the largest shrub's mature spread between each shrub cluster.
- Provide "Avenues" devoid of shrubs a minimum width of 6 feet and spaced a distance of 200 linear feet on center to provide a clear access route from toe of slope to top of slope.
- When shrubs or other plants are planted underneath trees, the tree canopy shall be maintained at a height no less than three times the shrub or other plant's mature height (break up any fire laddering effect).
- Hedging of shrubs is prohibited.

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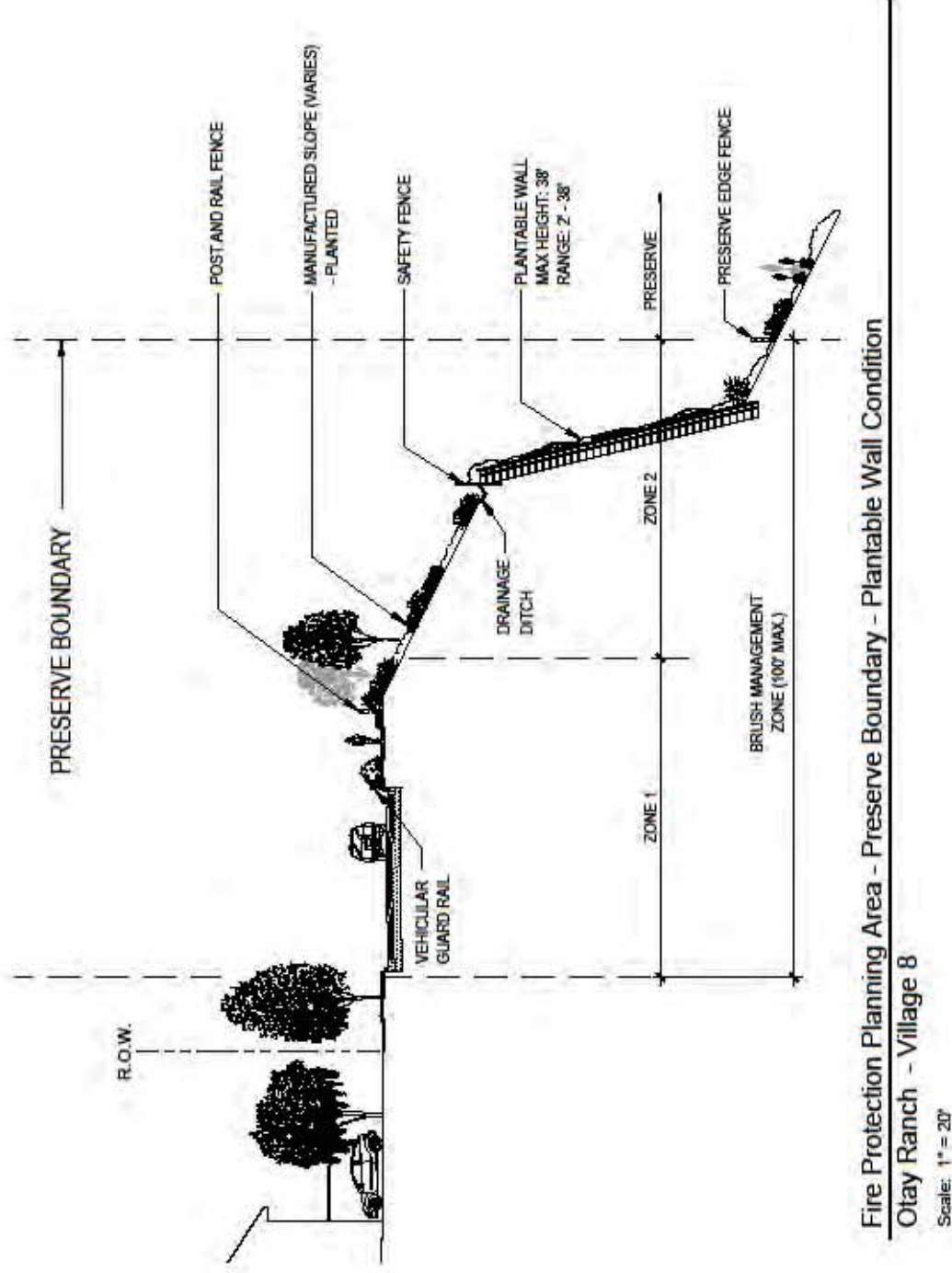
Village 8 East Specific Criteria

Fuel modification for Village 8 East provides at least 100 feet of defensible space. In addition, the fuel modification zones will consist of non-traditional, but effective placement of low-flammability land uses that function as fuel modification (e.g., parking, roadways) on the perimeter of the development footprint. Details follow:

1. Fuel modification will include at least 100 feet of modified fuels with Zone 1 consisting of 50 feet of irrigated and restricted planting zone, and Zone 2, consisting of 50 feet of temporary irrigation reduced fuel and planting, including on the perimeter of the park in the southern section of the Project site.
2. Village 8 East must comply with the landscape and fuel modification plant palette contained in Attachment 2, Approved Plant List.
3. Fuel modification to the north and west of Village 8 East will tie into existing/proposed development area landscaping. Fuel modification to the east will tie into SR 125 which provides a wide non-combustible surface.
4. The remaining fuel modification zones provide at least 100 feet of defensible space, including at least a 50-foot irrigated Zone A and a 50-foot thinned Zone B. The provided fuel modification represents nearly 3-times the modeled worst-case flame lengths for the site.
5. Engineered retaining walls on the perimeter of the Project (within fuel modification areas) will be plantable walls (Figure 13) that are irrigated and include a fuel modification consistent plant palette (Attachment 2). In addition, the walls will be maintained free of dead/dying and undesirable species through annual maintenance of fuel modification zone. To facilitate maintenance, a 10' maintenance access route will be provided at the base of the wall(s). These walls will provide benefits of breaking up vertical fuel continuity, deflecting heat and flames, and augmenting the function of the fuel modification zones.

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Figure 13 Profile View of Plantable Walls within Fuel Modification Zones



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University Villages – Village 8 East

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4.1.2 Other Vegetation Management

A. Construction Period Vegetation Management

Vegetation management requirements will be implemented at commencement and throughout the construction phase. Vegetation management will be performed pursuant to CVFD requirements on all lots or areas prior to the start of work and prior to any import of combustible construction materials. Adequate fuel reductions will occur through thinning, mowing, or blading around all grading, site work, and other construction activities in areas where there is flammable vegetation.

In addition to the requirements outlined above, the Project will comply with the following important risk reducing vegetation management guidelines:

1. All new power lines will be underground, for fire safety during high wind conditions or during fires on a right of way which can expose aboveground power lines. Temporary overhead power/utility lines are permitted in construction zones.
2. Fuel modification zones will not extend into biological open space or other sensitive biological areas, or other areas controlled by the City and/or resource agencies without first having written formal permission from all applicable agencies.
3. Caution must be used to avoid erosion or ground (including slope) instability or water runoff due to vegetation removal, vegetation management, maintenance, landscaping, or irrigation. No uprooting of treated plants is necessary.
4. Vegetation management activities associated with facilities under construction within the MSCP Preserve shall be limited to the impact area identified and analyzed in the Village 8 Project EIR. No vegetation management activities are permitted within the Preserve. Emergency brush management activities within the MSCP Preserve must comply with the Chula Vista MSCP Subarea Plan, Section 7.4.4.3 Emergency Brush Management.
5. All structures will be in strict, ongoing compliance with all Fire and Building Code requirements.

B. Roadside Fuel Modification Zones (Including Driveways)

1. High BTU producing flammable vegetation including shrubs and trees shall be cleared and are prohibited.
2. Space tree and shrub canopies such that interruptions of tree crowns occur and horizontal spacing of 20 feet between mature canopies of trees or tree groups is maintained.

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University Villages – Village 8 East

3. Mow grass to 4 inches.
4. Single tree specimens, fire resistive shrubs, or cultivated ground cover such as grass, succulents or similar plants used as ground covers may be used, provided they do not form a means of readily transmitting fire.
5. All roads in the development will have vegetation clearance of flammable vegetation on each side, as follows:
 - a. Fire Access Roads – 30 feet from edge of pavement
 - b. New roads/driveways – 30 feet from edge of pavement
 - c. Existing roads/driveways – 20 feet from edge of pavement.
6. Trees are permitted within the Roadside Vegetation Management Zones subject to the following criteria
 - a. Provide 20 feet between mature tree canopies (30 feet if adjacent to a slope steeper than 41%).
 - b. Limb up trees to one-third the height of mature tree or 6 feet, whichever is greater.
 - c. Tree canopies lower than 13 feet 6 inches are prohibited over roadways.
 - d. Tree trunks may not intrude into roadway width.
 - e. Comply with the Prohibited Plant List (Attachment 3).
 - f. Remove flammable understory beneath trees.
 - g. Maintain vegetation under trees to 2 feet in height or below, and no more than one third the height of the lowest limb/branch on the tree, in order to keep the area fire resistive.

C. Parks, Open Space, etc.

1. The park in the southern extents of the Project area will include a standard 100 foot wide FMZ as outlined above.
2. Parks and open space landscape areas must comply with the guidelines in this FPP.
3. Remove flammable vegetation.
4. Maintain and mow grasses to 4 inches.
5. Trees, plants, and shrubs must comply with the criteria in this FPP and the Approved Plant List (Attachment 2).
6. Comply with the Prohibited Plant List (Attachment 3)

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University Villages – Village 8 East

7. Remove down and dead vegetation as observed.
8. Properly plant and maintain trees consistent with this FPP.

D. Vacant Parcels and Lots

1. Vegetation management will not be required on vacant lots until construction begins. However, perimeter Vegetation Management Zones must be implemented prior to commencement of construction utilizing combustible materials.
2. Vacant lots adjacent to active construction areas/lots will be required to implement vegetation management if they are within 30 feet of the active construction area. Perimeter areas of the vacant lot shall be maintained as a Vegetation Management Zone extending 30 feet from roadways and adjacent construction areas.
3. Prior to issuance of a permit for any construction, grading, digging, installation of fences, etc., the 30 feet at the perimeter of the lot is to be maintained as a Vegetation Management Zone. However, this 30 foot vegetation management zone may not extend into the MSCP Preserve.
4. In addition to the establishment of a 30-foot-wide vegetation management zone prior to combustible materials being brought on site, existing vegetation on the lot shall be reduced by at least 60% upon commencement of construction.
5. Dead fuel, ladder fuel (fuel which can spread fire from ground to trees), and downed fuels shall be removed and trees/shrubs shall be properly limbed, pruned and spaced per this plan.

E. Preserve Areas

At the time of this FPP, there is no anticipated need to conduct vegetation management within adjacent Preserve areas. However, should conditions arise due to unforeseen or uncontrollable circumstances that leads to unsafe conditions, emergency brush management activities within the MSCP Preserve must comply with the Chula Vista MSCP Subarea Plan, Section 7.4.4.3 Emergency Brush Management.

F. Alternative Methods

As fire protection technology continues to evolve and application of fire protection and suppression systems, materials, and methods become acceptable to fire agencies, this FPP provides an alternate means of providing defensible space. Builders or private lot owners may submit a site specific risk assessment and detailed Vegetation Management Plan (VMP) with an

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Alternative Materials and Methods justification, to the CVFD proposing alternative methods of fire protection and providing justification for any variance from the recommended vegetation management zones, if there is a practical difficulty, or environmental constraint, in providing the entire size of the necessary vegetation management zone detailed herein. The VMP will need to fully justify any alternative means and methods/mitigation measures proposed for reductions in the fuel modification areas and the CVFD Fire Marshal shall have full authority to approve or deny the requested variance

G. Private Lots

This FPP provides direction for selecting lower flammability plant material along with planting and maintenance requirements. The 100 feet fuel modification zone is required to use low flammability plantings consistent with this FPP. In addition, it is recommended that none of the plant materials listed in the Prohibited Plant List (Attachment 3) in this plan or otherwise known to be especially flammable be planted on private lots. This FPP or a summary of its key points will be provided to all buyers in a private property owner's guide to living in a fire environment. Deed restrictions will be recorded indicating the fuel modification zones on each private lot, as appropriate. Deed restrictions shall run with the land and be conveyed to any subsequent owner of the private lot. In addition, the Project Codes, Covenants, and Regulations (CC&Rs) shall include a reference to the FPP to ensure compliance with the FPP.

4.1.3 Maintenance

Vegetation management shall be completed annually by May 1 of each year and more often as needed for fire safety, as determined by the CVFD. Homeowners and private lot owners shall be responsible for all vegetation management on their lots, in compliance with this FPP which is consistent with CVFD requirements. The "Approved Maintenance Entity" shall be responsible for and shall have the authority to ensure long term funding, ongoing compliance with all provisions of this FPP, including vegetation planting, fuel modification, vegetation management, and maintenance requirements on all private lots, multifamily residences, school (CVFD may inspect schools and enforce fuel modification requirements), parks, common areas, roadsides, and open space under their control (if not considered biological open space). Any water quality basins, flood control basins, channels, and waterways should be kept clear of flammable vegetation, subject to Section 4.1.2.D. The Approved Maintenance Entity shall obtain an inspection and report from a CVFD-authorized Wildland Fire Safety Inspector, in May of each year, certifying that vegetation management activities throughout the Project site have been performed pursuant to this FPP and CVFD standards. This report will be funded by the Approved Maintenance Entity and submitted to CVFD Fire Marshal for approval.

Fire Protection Plan

University Villages – Village 8 East

Note: non-emergency brush management within Zone 2 (zone closest to the preserve) shall be performed outside the bird breeding season, to the extent practical, for consistency with the MSCP and the Migratory Bird Treaty Act. When not practical, a pre-brush management breeding bird survey shall be conducted. Brush management activities within this zone are subject to review by the MSCP Section of the Development Services Department and may require additional technical information including pre-implementing bird surveys and noise monitoring. Maintenance activities in any environmentally sensitive areas that contain sensitive habitat including jurisdictional waters/wetlands are subject to the prior review and approval of the City and appropriate resource agency (i.e., California Department of Fish and Game, U.S. Fish and Wildlife Service, Army Corps of Engineers).

4.2 Infrastructure

4.2.1 Access

Site access, including fire lane, driveway, and entrance road widths, primary and secondary access, gates, turnarounds, turning radius, dead end lengths, signage, aerial fire apparatus access, surface, and other requirements will comply with the requirements of the Chula Vista Fire Code (including 2013 Fire Code {Appendix D} and 2000 Urban-Wildland Interface Code {Section 403}) or will be reviewed and approved by CVFD.

4.2.2 Secondary Access

1. Village 8 East includes three primary ingress/egress roadways.
2. Dead end roads longer than 150 feet shall have approved provisions for fire apparatus turnaround.
3. Cul-de-sac bulbs are required on dead-end roads in residential areas where roadways serve more than two residences and per City standards.
4. Fire apparatus turnarounds to include turning radius of a minimum 35 feet, measured to inside edge of improved width, (CVFC and Section 31 Standard Operational Guidelines).
5. The longest dead-end road (cul-de-sac) allowed by the CVFC is 800 feet for this community. No dead-end cul-de-sac lengths will exceed 800 feet.
6. Roadways and/or driveways will provide fire department access to within 150 feet of all portions of the exterior walls of the first floor of each structure.
7. Roadway design features (e.g., speed bumps, humps, speed control dips, planters, fountains) that could interfere with emergency apparatus response speeds and required unobstructed access road widths will not be installed or allowed to remain on roadways (CVFC). Traffic Calming features (i.e., raised intersections, intersection neck downs,

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University Villages – Village 8 East

roundabouts and parallel bay parking with landscape pop-outs) shall be allowed, subject to approval by the CVFD.

8. Vertical clearance of vegetation along roadways will be maintained at 13 feet, 6 inches. Vertical clearance in the school and multi-family structure areas to be clear to the sky to allow aerial ladder truck operation. There shall be no power or utility lines over roadway.
9. Angle of driveway/roadway approach/departure will not exceed 7° (12%) per CVFD.
10. Road grades will not exceed 10%, unless approved by the Fire Chief.
11. Developer will provide information illustrating the new roads, in a format acceptable to the Fire District, for updating of Fire District maps (CVFC).
12. Any roads that have traffic lights shall have Fire District–approved traffic preemption devices (Opticom) compatible with devices on the Fire Apparatus.

4.2.3 Gates

Access gates will comply with CVFC requirements applicable at the time of building plan approval.

4.2.4 Driveways

Any structure that is 150 feet or more from a common road in the development shall have a paved driveway meeting CVFC requirements.

4.2.5 Water Supply

Water service will be provided by the Otay Water District. Water supply requirements specified in the Chula Vista Fire Code (Section 404 of the Wildland-Urban Interface Code and Appendix B – Fire Flow Requirements for Buildings, Appendix C – Fire Hydrant Locations and Distribution {Chula Vista revisions – Sections 15.36.050 and 15.36.055}) including for hydrants and interior sprinklers will be provided for Village 8 East.

4.3 Structure Requirements

4.3.1 Ignition-Resistance

Village 8 East structures will include single family detached, multi-family, and a school. Each of these structures will include the latest wildland urban interface construction methods and materials required by the latest building or fire code (Chapter 7A of the 2013 Building Code and Chapter 5 of the Urban-Wildland Interface Code).

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While these standards will provide a high level of protection to structures in this development, and should reduce the potential for ordering evacuations in a wildfire, there is no guarantee that compliance with these standards will prevent damage or destruction of structures by fire in all cases.

4.3.2 Fire Protection System Requirements

All structures within Village 8 East will include interior sprinklers, per code requirements (Section R313.3 of the 2013 California Residential Code, Chapter 9, Section 903 of the 2013 Chula Vista Fire Code, and Section 602 of the Urban-Wildland Interface Code). Sprinklers will be specific to each occupancy type and based on the most recent NFPA 13, 13R, or 13D, requirements.

4.3.3 Additional Requirements and Recommendations Based on Occupancy Type

This section includes conceptual occupancy-specific recommendations based on the type of occupancy.

Additional Building Requirements for High Occupancy and Higher Hazard Potential Buildings

All CVFC and CVBC requirements for higher occupancy structures will be provided to Village 8 East buildings that include higher occupancies. Included in the high occupancy category are multi-family residences over three units, attached condominiums, multi-story buildings over two stories, and schools.

Schools

Building Plans will be subject to approval of the State Architect. Construction in this area should comply with CBC, Chapter 7-A, structures should be no more than two-stories, and shall comply with other state requirements for fire safety. Access, water supply and hydrant plans are subject to CVFD approval.

4.3.4 Wildfire Education

Village 8 East residents and visitors will be provided on-going education regarding wildfire, the City evacuation plan, and this FPP's requirements. This educational information will be prepared by the community HOA, reviewed by the CVFD, and will support the fire safety and relocation features/plans designed for this community. Informational handouts, community Web-site page, mailers, fire safe council participation, inspections, and seasonal reminders, are some methods that will be used to disseminate wildfire and relocation awareness information. CVFD will review and approve all wildfire educational material/programs before the HOA printing and distribution.

Fire Protection Plan
University Villages – Village 8 East

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Fire Protection Plan

University Villages – Village 8 East

5.0 CONCLUSION

This FPP for the proposed Village 8 East complies with the requirements of Chula Vista Fire Department and its adopted Fire Codes (2013 California Fire Code and 2000 Urban-Wildland Interface Code) and Building Codes (Chapter 7A).

This FPP utilizes a “systems approach” for specifying fire protection measures. The measures consist of the components of fuel modification, structural protection, water supply, fire protection systems, access (ingress/egress), and well-planned emergency response. This FPP provides details regarding the general fire protection features as well as the site specific, restrictive policies that will govern Village 8 East with regards to fire protection. In addition, this FPP relies on the proposed fire station locations outlined in the 2014 Council-approved Chula Vista FFMP. Village 8 East must comply with this plan.

The requirements and recommendations provided in this FPP have been designed specifically for the proposed improvements adjacent to the wildland urban interface zone at Village 8 East.

Ultimately, it is the intent of this FPP to guide the fire protection efforts for Village 8 East in a comprehensive manner. Implementation of the measures detailed in this FPP will reduce the risk of wildfire at this site, will improve the ability to safely relocate people from the area during wildfire events or temporarily shelter them under emergency conditions, and will improve the ability to fight fires on the properties and protect property and neighboring resources irrespective of the cause or location of ignition.

It must be noted that during extreme fire conditions, there are no guarantees that a given structure will not burn. Precautions and minimizing actions identified in this report are designed to reduce the likelihood that fire will impinge upon Village 8 East assets or threaten its residents or visitors. Additionally, there are no guarantees that fire will not occur in the area or that fire will not damage property or cause harm to persons or their property. Implementation of the required enhanced construction features provided by the applicable codes and the fuel modification requirements provided in this FPP will reduce the site’s vulnerability to wildfire. It will also help accomplish the goal of this FPP to assist firefighters in their efforts to defend existing structures and reduce overall fire risk.

Fire Protection Plan
University Villages – Village 8 East

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6.0 MAINTENANCE AND LIMITATIONS

In order to ensure that the proposed improvements and uses are provided suitable fire protection that will minimize risks associated with fire, all components of the fire protection system must be maintained and in place. This FPP, when approved, provides the direction and nexus for that maintenance to occur. Specifically, the HOA or other funded management entity will be funded and authorized to ensure that at least annual inspections of the fuel modification areas, construction features, fire protection systems, and infrastructure to ensure that they meet the requirements specified in this FPP.

Fire Protection Plan
University Villages – Village 8 East

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ATTACHMENT 1
Select Project Area Photographs



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27

DUDEK

FIRE PROTECTION PLAN - VILLAGE 8 EAST

Village 8 Photograph Log

ATTACHMENT 2
Village 8 East Approved Plant List

VILLAGE 8 EAST APPROVED MASTER PLANT LIST

JULY 2014

FUEL MODIFICATION ZONE 1

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation		
Trees:		
Heteromeles arbutifolia	Toyon	May be planted within Fuel Management Zone 1 up to 10% of the plant palette mix. No single mass shall exceed 400 sf. These shall be spaced such that the nearest shrub is no closer than the tallest shrub height (at maturity)
Metrosideros exelsus (un-cut leader)	New Zealand Christmas Tree	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Plantanus racemosa	California Sycamore	
Quercus agrifolia	Coast Live Oak	
Rhus lancea	African Sumac	

Shrubs, Cacti & Groundcovers:

Acalypha californica	California Copperleaf	Only local native shrub species will be utilized. No cultivars shall be permitted.
Agave Shawii	Coastal Agave	
Arctostaphylos 'Emerald Carpet'	Emerald Carpet Mazanita	
Baccharis Pilularis	Coyote Brush	
Bloomeria Crocea	Common goldstar	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Ceanothus verrocous	Wartystem Ceanothus	
Comarostaphylis diversifolia	Summer Holly	
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	
Cotoneaster horizontalis	Rock Cottoneaster	
Cylindropuntia prolifera	Coast Cholla	
Dudleya pulverulenta	Chalk Lettuce	
Encelia californica	California Encelia	
Epilobium californicum	California Fushcia	
Euphorbia misera	Cliff Spurge	
Galvezia speciosa	Bush Snapdragon	
Helianthemum scoprium	Sun Rose	

VILLAGE 8 EAST APPROVED MASTER PLANT LIST

JULY 2014

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Isomeris arborea	Bladder Pod	
Iva hayesiana	San Diego Marsh Elder	
Lupinus succulentus	Arroyo Lupine	
Lycium californicum	Box Thorn	
Malachothamnus fasciculatus	Chaparral Bushmallow	
Malamosa laurina	Hollyleaf Cherry	
Nassella pulchra	Purple Needlegrass	
Opuntia littoralis	Coastal Prickly Pear Cactus	Plants must be locally sourced
Opuntia oricola	No Common Name	Plants must be locally sourced
Rhamnus crocea	Redberry	
Rhus Integrifolia	Lemonade Berry	
Ribes speciosum	Fuschia Flowering	
Salvia apiana	Gooseberry	
	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species
Simmondsia chinesnsis	Jojoba	May be planted in limited quantities and must be properly spaced
Sisyrinchium bellum	Blue-Eyed Grass	
Thymus serphyllum 'Reiters'	Creeping Thyme	Restricted to 30% of area at time of planting. Use in irrigated areas only
Yucca schidigera	Mojave Yucca	
Yucca whipplei	Our Lord's Candle	
Hydroseed Mix:		
Baccharis Pilularis	Coyote Brush	Only local native shrub species will be utilized. No cultivars shall be permitted.
Ceanothus verrocous	Wartystem Ceanothus	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Encielia californica	California Encelia	
Hazardia squarrosa	Sawtooth Goldenfields	
Isomeris arborea	Bladder Pod	
Iva hayesiana	San Diego Marsh Elder	
Layia platyglossa	Tidy tips	
Lupinus succulentus	Arroyo Lupine	
Malachothamnus fasciculatus	Chaparral Bushmallow	

VILLAGE 8 EAST APPROVED MASTER PLANT LIST

JULY 2014

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Malamosa laurina	Hollyleaf Cherry	
Nassella pulchra	Purple Needlegrass	
Phacelia campanularia	California Blue Bells	
Rhamnus crocea	Redberry	
Rhus Integrifolia	Lemonade Berry	
Salvia apiana	White Sage	
Sisyrinchium bellum	Blue-Eyed Grass	
Viguiera laciniata	San Diego Sunflower	
Yucca whipplei	Our Lord's Candle	
Hydroseed Mix (Plantable Retaining Walls):		
Baccharis Pilularis	Coyote Brush	Only local native shrub species will be utilized. No cultivars shall be permitted.
Camissonia cheiranthifolia	Beach Evening Primrose	
Ceanothus verrocous	Wartystem Ceanothus	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Clarkia bottae	Botta's Clarkia	
Eriophyllum confertiflorum	Golden Yarrow	
Hazardia squarrosa	Sawtooth Goldenfields	
Lasthenia californica	California Gold Rush	
Mimulus aurantiacus	Sticky Monkey Flower	Plants must be locally sourced
Salvia apiana	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species
Sisyrinchium bellum	Western Blue-Eyed Grass	
Viguiera laciniata	San Diego Sunflower	
Yucca whipplei	Our Lord's Candle	

VILLAGE 8 EAST APPROVED MASTER PLANT LIST

JULY 2014

FUEL MODIFICATION ZONE 2

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation		
Trees:		
Quercus agrifolia	Coast Live Oak	
Shrubs, Cacti & Groundcovers:		
Acalypha californica	California Copperleaf	
Agave shawii	Coastal Agave	
Aristida pupurea	Purple Three-Awn	
Chlorogalum parviflorum	Smallflower Soap Plant	
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	
Cylindropuntia prolifera	Coast Cholla	
Deinandra fasciculata	Fascicled Tarplant	
Dodonea viscosa	Hop Bush	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Dudleya pulverulenta	Chalk Lettuce	
Encelia californica	Coastal Sunflower	
Epilobium californicum	California Fushcia	
Euphorbia misera	Cliff Spurge	
Grindelia robusta	Gum Plant	
Helianthemum scoparium	Sun Rose	
Isomeris arborea	Bladderpod	
Lupinus succulentus	Arroyo Lupine	
Lycium californicum	Box Thorn	
Malachothamnus fasciculatus	Chaparral Bushmallow	
Mirabilis californica	Wishbone Bush	
Nassella pulchra	Purple Needlegrass	
Opuntia littoralis	Coastal Prickly Pear Cactus	Plants must be locally sourced
Opuntia oricola	No Common Name	Plants must be locally sourced
Prunus ilicifolia	Hollyleaf Cherry	
Rhamnus crocea	Redberry	
Rhus integrifolia	Lemonade Berry	
Ribes speciosum	Fuschia Flowering	

VILLAGE 8 EAST APPROVED MASTER PLANT LIST

JULY 2014

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
	Gooseberry	
Salvia apiana	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera is a prohibited species</i>
Simmondsia chinensis	Jojoba	
Sisyrinchium bellum	Western Blue-Eyed Grass	
Yucca schidigera	Mojave Yucca	
Yucca whipplei	Foothill Yucca	
Hydroseed Mix:		
Bloomeria crocea	Common Goldstar	
Encelia californica	Coastal Sunflower	
Eriophyllum confertiflorum	Golden Yarrow	
Gnaphalium bicolor	Bicolor Cudweed	
Hazardia squarrosa	Sawtooth Goldenfields	
Heteromeles arbutifolia	Toyon	
Isomeris arborea	Bladderpod	
Isocoma menziesii	Coast Goldenbush	
Lasthenia californica	Goldfields	
Layia platyglossa	Tidy tips	
Lupinus bicolor	Miniature Lupine	
Lupinus succulentus	Arroyo Lupine	
Nassella pulchra	Purple Needlegrass	
Phacelia campanularia	California Blue Bells	
Plantago erecta	Dot-Seed Plantain	
Rhamnus crocea	Redberry	
Rhus integrifolia	Lemonade Berry	
Salvia apiana	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera is a prohibited species</i>
Sisyrinchium bellum	Blue-Eyed Grass	
Sphaeralcea ambigua	Desert Mallow	
Viguiera laciniata	San Diego Sunflower	
Yucca whipplei	Foothill Yucca	

Hydroseed Mix (Plantable Retaining Walls - irrigated):

VILLAGE 8 EAST APPROVED MASTER PLANT LIST
JULY 2014

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Clarkia bottae	Botta's Clarkia	
Eriophyllum confertiflorum	Golden Yarrow	
Eschscholzia californica	California Poppy	
Hazardia squarrosa	Sawtooth Goldenfields	
Lasthenia californica	Goldfields	
Mimulus aurantiacus	Sticky Money Flower	
Sisyrinchium bellum	Blue-Eyed Grass	
Viguiera laciniata	San Diego Sunflower	

ATTACHMENT 3
Village 8 East Prohibited Plant List

PROHIBITED PLANT SPECIES

Certain plants are considered to be undesirable in the landscape due to characteristics that make them highly flammable and/or incompatible with the adjacent MSCP Preserve. The Chula Vista MSCP Subarea Plan, Appendix K provides a comprehensive list of plants that are prohibited adjacent to Preserve areas. These characteristics can be either physical or chemical. Physical properties that would contribute to high flammability include large amounts of dead material retained within the plant, rough or peeling bark, and the production of copious amounts of litter. Chemical properties include the presence of volatile substances such as oils, resins, wax, and pitch. Certain native plants are notorious for containing these volatile substances. Plants with these characteristics shall not be planted in any of the fuel modification zones. Should these species already exist within these areas, they shall be removed because of the potential threat they pose to any structures. They are referred to as target species since their complete removal is a critical part of hazard reduction. These fire-prone plant species include, but are not limited to, the following:

Botanical Name/Common Name

Cynara cardunculus/Artichoke Thistle

Ricinus communis/Castor Bean Plant

Cirsium vulgare/Wild Artichoke

Cytisus spp./Broom

Brassica nigra/Black Mustard

Silybum marianum/Milk Thistle

Salsola australis/Russian Thistle or Tumbleweed

Nicotiana bigelovii/Indian Tobacco

Nicotiana glauca/Tree Tobacco

Lactuca serriola/Prickly Lettuce

Conyza canadensis/Horseweed

Heterotheca grandiflora/Telegraph Plant

Anthemix cotula/Mayweed

Urtica urens/Burning Nettle

Cardaria draba/Noary Cress or Perennial Peppergrass

Brassica rapa/Wild Turnip, Yellow Mustard, or Field Mustard

Adenostoma fasciculatum/Chamise

Adenostoma sparsifolium/Red Shanks

Cortaderia selloana/Pampas Grass

Artemisia californica/California Sagebrush

Eriogonum fasciculatum/Common Buckwheat

Salvia mellifera/Black Sage

Ornamental:

Cortaderia selloana/Pampas Grass

Cupressus spp./Cypress

Eucalyptus spp./Eucalyptus

Juniperus spp./Juniper

Pinus spp./Pine

Washingtonia spp./Palm



Otay Ranch Village 8 East

Planned Community District Regulations

Adopted December 2, 2014

By Resolution No. 2014-235

By Ordinance No. 3331

December 2, 2014

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I. General Provisions



A. PURPOSE & SCOPE

The Village 8 East Planned Community District Regulations are intended to:

1. Protect and promote the public health, safety and welfare of the people of the City of Chula Vista.
2. Safeguard and enhance the appearance and quality of development in the Village 8 East Sectional Planning Area (SPA) of the Otay Ranch General Development Plan (GDP) area.
3. Provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources.
4. Ensure the SPA Plan is prepared and implemented in accordance with the Otay Ranch GDP.
5. Implement the Chula Vista General Plan for the East Area Plan.
6. Promote the orderly planning and long term phased development of the Village 8 East portion of the Otay Ranch GDP area.
7. Establish conditions which will enable the Village 8 East SPA to exist in harmony within the larger Otay Ranch community.

B. PRIVATE AGREEMENTS

The provisions of this ordinance are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions contained within this ordinance.

C. CONFLICTING ORDINANCES

Whenever the provisions of this ordinance impose more, or less, restrictive regulations upon construction or use of buildings and structures, or the use of lands/premises than are imposed or required by other ordinances previously adopted, the provisions of this ordinance or regulations promulgated hereunder shall apply.



D. ESTABLISHMENT OF ZONING DISTRICTS

In order to classify, regulate, restrict and separate the use of land, buildings and structures, and to regulate and limit the type, height and bulk of buildings and structures in the various districts, and to establish the areas of yards and other open space areas abutting and between buildings and structures, and to regulate the density of population, the Village 8 East SPA is hereby divided into the following Zoning Districts:

Table 1 - Village 8 East SPA Zoning Districts Definitions

SYMBOL	GENERAL DESCRIPTION
SF-4	Single Family Four: District which permits single family detached housing at densities < 11 units/acre.
RM-1	Residential Multi-Family One: District which permits housing ranging from 11 to 18 units/acre including small lot single family detached, alley, duplex, townhouse, row house, courtyard/cluster and stacked flats product types.
RM-2	Residential Multi-Family Two: District which permits attached housing at densities 18 + units/acre.
CPF	Community Purpose Facility: District which permits uses established pursuant to the Community Purpose Facilities requirements of the P-C Planned Community Zone.
MU	Mixed Use/Village Core: District which permits commercial uses such as, but not limited to, retail shops, professional offices and service commercial within a village core. Transfer of residential uses into this district may be permitted above or connected to the commercial uses. High density Multi-Family attached units are also permitted within C/MU parcels within the Village Core.
P	Parks: District which permits allowable open space and park uses including community parks, neighborhood parks, pedestrian parks, town squares, and private parks.
OS-1	Open Space One: District which permits developed or usable open space and park uses, active recreation, and may include naturalized open space.
OS-2	Open Space Two: District which permits natural, undisturbed and/or restored open space which is part of the Otay Ranch Preserve.



Adoption of Zoning Districts Maps

Land Use Districts and boundaries are established and adopted as shown, delineated and designated on the Exhibit 1, Village 8 East Zoning District Map. This map, together with all notations, references, data, district boundaries and other information thereon, are made a part of the Village 8 East SPA Plan and adopted concurrently herewith. The boundaries are intended to align with physical and legal features such as property boundaries, top or toe of slopes and streets. Refinements to these boundaries are expected during the detail planning and design phases and will not require an amendment providing the refinement does not alter the intent.

E. DEFINITIONS OF TERMS

For the purposes of this ordinance, certain words, phrases and terms used herein shall have the meaning, assigned to them by Title 19 – Zoning & Specific Plans of the City of Chula Vista Municipal Code. The following additional definitions are provided specifically for the Village 8 East SPA:

Accessory Second Unit: An independent residential living area, also commonly referred to as a "Granny Flat," is an accessory use to a primary single family residential use, with cooking facilities and bath, that occupies the same single family detached lot as the main residence, and is intended to provide affordable rental housing in single family detached neighborhoods.

California Room: The California room provides a transition from indoor to outdoor environments and may include options such as a built-in fireplace, pre-wired lighting or fan fixtures for optimum comfort and entertaining. The California room is typically accessed through sliding doors at the rear or side of the home, and the space acts as a transition to the backyard and the entertaining opportunities there. The area is notched into the main dwelling with a solid roof integral to the home. This area may be used to satisfy all or a portion of the Private Useable Open Space requirement, subject to Development Services Director review/approval.

Hollywood Drive: A driveway which leads to a garage located behind the front elevation of the main residence, often narrow and



sometimes consisting of two paved driving strips with enhanced hardscape or turf between.

Porch: A structure attached to the front and/or side of the main dwelling, has a minimum of two open sides, is covered by a roof and oriented toward the street.

Semi-private Courtyard: An outdoor seating area that may project into the front yard setback, oriented to the house entry; and surrounded on three sides by either the building or low walls/fences.

Veranda: A roofed open structure attached to the exterior of a residence creating a wrap-around style porch, typically orienting to both the front and side streets of a corner lot. Said porch/veranda element will encroach into the sight distance triangle.

Neighborhood: A Neighborhood is a land use area identified on the Site Utilization Plan in the Specific Planning Area Plan (SPA) as a Parcel. References to Parcel or Neighborhood are interchangeable within the Village 8 East SPA Plan and its component documents.

When consistent with the context, words used in the present tense include the future; words in the singular number include the plural; and those in the plural number include the singular. The word "shall" is mandatory; the word "may" is permissive.

Any aspect of zoning regulation within Village 8 East SPA not covered by these district regulations or subsequent plan approvals shall be regulated by the applicable section of the Chula Vista Municipal Code (CVMC).

II. Zoning District Map



This chapter consists of the Zoning District Map for Village 8 East included as Exhibit 1. The original, official Zoning Districts Map shall be kept on file with the City Clerk and shall constitute the original record. Copies of said map shall also be filed with the City Planning Department.

A. DISTRICT BOUNDARIES

The Zoning District boundaries shown on the map coincide with proposed streets, alleys or lot lines. Minor amendments to these boundaries resulting from the relocation of a boundary street, alley or lot line by the approval of a tentative or final subdivision map shall be incorporated in the Zoning Districts Map as an administrative matter.



LEGEND

RESIDENTIAL

- SF-4 SINGLE FAMILY 4
- RM-1 MULTI FAMILY 1
- RM-2 MULTI FAMILY 2

OTHER

- MU MIXED USE
- CPF COMMUNITY PURPOSE FACILITY
- OS1 OPEN SPACE
- OS2 OPEN SPACE/PRESERVE
- P PARK

- This area may be developed as either multi-family or single family, subject to the Alternative Land use permitted in the Village 8 East SPA Plan.

- THE CPF SITE MAY BE LOCATED ON ANY PORTION OF THE MU PARCEL. THE EXACT LOCATION SHALL BE DETERMINED DURING THE DESIGN REVIEW PROCESS OR FINAL MAP PROCESS, WHICHEVER OCCURS FIRST.

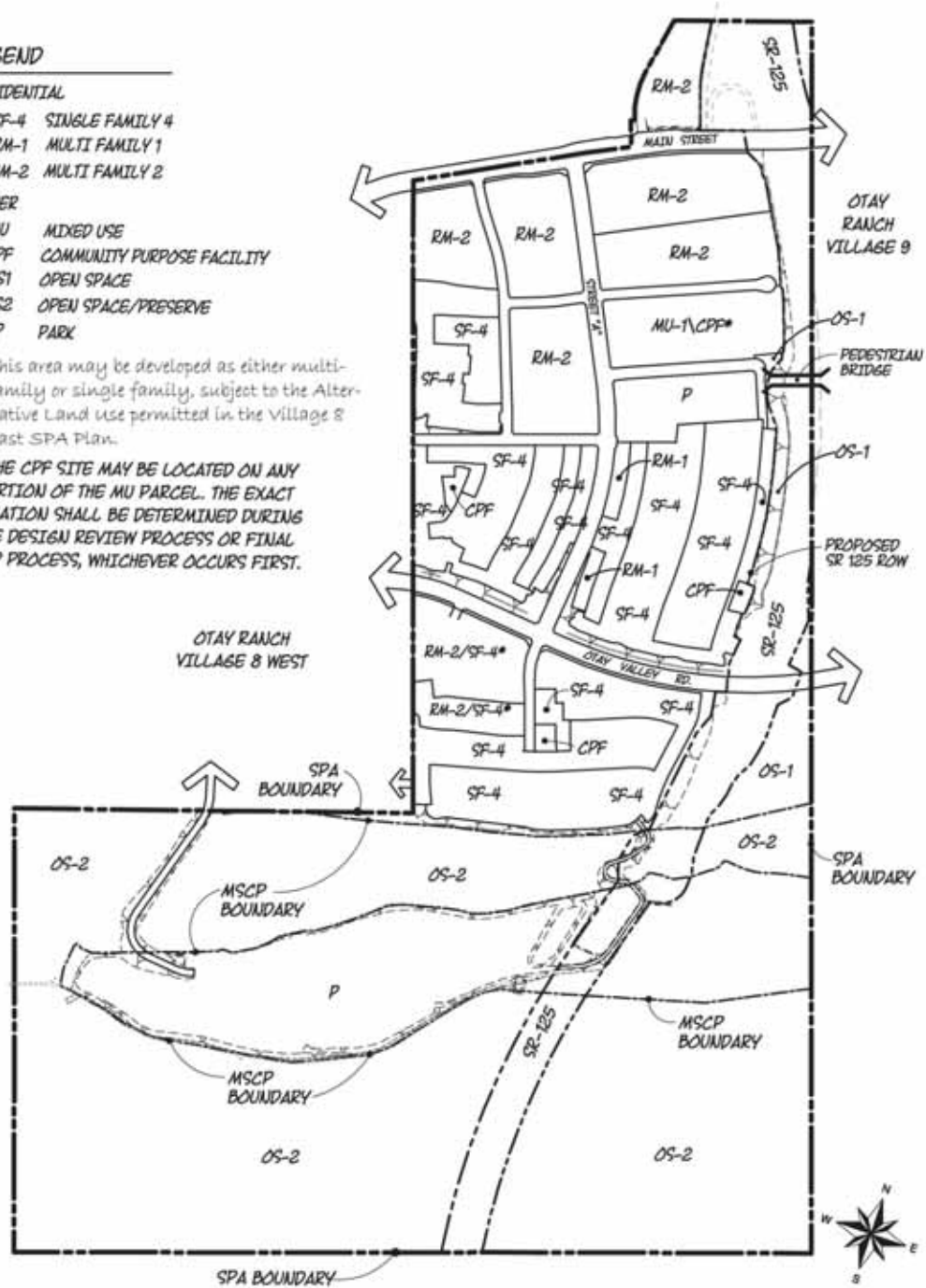


Exhibit 1
 Village 8 East Zoning District Map

III. Residential Districts



A. PURPOSE

The purpose of the Village 8 East Residential Districts is to achieve the following:

- Implement the residential policies of the Otay Ranch General Development Plan.
- To reserve appropriately located areas for family living at a range of dwelling unit densities consistent with the Otay Ranch General Development Plan and with sound standards of public health, safety and welfare.
- Ensure adequate light, air, privacy and open space for each dwelling unit.
- Minimize the effects of traffic congestion and avoid the overloading of public services and utilities by phasing construction of buildings in relation to the land area around them and available infrastructure.
- Protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences.
- Facilitate the provision of utility service and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.

B. RESIDENTIAL DISTRICT CATEGORIES/INTENT

Two basic residential unit types are anticipated in the Village 8 East: small lot single family detached homes and attached/multi-family units. One single family land use district, SF-4, is utilized to distinguish single family detached neighborhoods from multi-family attached neighborhoods. Two attached/ detached multi-family districts are also established, RM-1 and RM-2. The RM-1 district is intended to accommodate small lot single family detached and attached and multi-family units ranging from duplexes to townhouses, as well as innovative detached housing products, falling in the range of 11 to 18 dwelling units per acre (du/ac). The typical housing product in the RM-2 district is expected to have stacked units and group parking which would be expected at densities greater than 18 dus/ac. The Otay Ranch General Development Plan authorizes small lot single family detached in multi-family designations.



C. PERMITTED AND CONDITIONAL USES

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

- "P" = Permitted.
- "C" = Permitted subject to Conditional Use Permit.
- "A" = Permitted subject to Administrative Approval.
- "N" = Use Not Permitted.

Table 2 – Permitted Use Matrix – Residential Districts

Residential Uses:	SF-4	RM-1	RM-2
Single-family dwelling, detached	P	P	A
Single-family dwelling, attached	A	P	P
Mobile home which is certified under the National Mobile Home Construction and Safety Standards Act of 1974 on individual lots	P	P	P
Group residence or residential dwelling, operated by an organization, association or individual with a paid professional staff, uses may include, but are not limited to, boarding or rooming homes, dormitories and retirement homes	N	C	C
Multiple dwellings (3 units and above)	N	P	P
Townhouse dwellings	N	P	P
Accessory Second Unit (see Accessory Use Section)	P	P	N
All types of horticulture	P	P	P
Agricultural crops	A	A	A
Community garden	A	A	A
Daycare center and nursery schools	N	N	C
Essential public services, including but not limited to: library, museum, park, public works facility and other civic uses.	A	A	A
Family daycare home, large (subject to Section 19.58.147 CVMC – Uses: Family Daycare Homes, Large)	A	A	A
Public safety facility such as police or fire station	A	A	A
Public utility and public service sub-stations, reservoirs, pumping plants and similar installations	P	P	P



Residential Uses:	SF-4	RM-1	RM-2
Private educational facilities, including but not limited to: elementary schools, secondary and high schools and adult schools.	C	C	C
Recreation facility less than 2 acres in size	A	A	A
Recreation facility over 2 acres in size	C	C	C
Private Open Space Recreation Facility	P	P	P
Home occupations (subject to "Home Occupations" Section)	A	A	A
Model homes (subject to Temporary Uses Section)	A	A	A
Accessory uses and accessory buildings customarily appurtenant to a permitted use (subject to Section 19.58.20 CVMC – Uses: Accessory Building)	P	P	P
Other temporary uses as prescribed in Temporary Uses Section	A	A	A
Temporary tract offices and tract signs (subject to Temporary Uses Section)	A	A	A
Unclassified uses (subject to Chapter 19.54 CVMC – Unclassified Uses)	C	C	C

D. RESIDENTIAL PROPERTY DEVELOPMENT STANDARDS

1. Design Goals, Principals, and Guidelines

The residential property development standards are intended to implement specific design goals and principles established in the Otay Ranch GDP. The intent of the GDP village concept land use goals are to “produce a cohesive pedestrian friendly community that encourages non-vehicular trips and fosters interaction amongst residents.” To implement this goal, the land use policies encourage a pedestrian scale and a pedestrian friendly village environment.

Pedestrian-oriented development in residential neighborhoods has several basic components. In single-family neighborhoods, homes may be located closer to the sidewalk and have pedestrian-oriented features such as porches, courtyards and other seating areas to promote interaction between neighbors and provide focus on the street. “Veranda” style porches on corner lots, balconies and semi-private courtyards further promote this interaction.



The appearance of garage doors fronting on the street should be minimized through a variety of design solutions. For example, living space in residences can be located forward of the garage on a lot so that the view from the street is the architectural design of the building, not the garage door. The pedestrian street experience is enhanced by limiting curb cut widths, thereby reducing driveway paving and increasing landscaping across the front of the residential lots. “Hollywood” driveways are another recommended design solution. Hollywood driveways are often narrow (sometimes consisting of two pavement strips separated by turf or decorative landscape) and lead to garages that are deeply recessed behind the front elevation of the residence.

Entries to the residences should be visible from the street and must have strong architectural features facing the street which enhance the pedestrian experience. Walkways providing direct access from the front door to the sidewalk instead of the driveway emphasize the pedestrian orientation of the house to the street. Side street entry garages separate the pedestrian-oriented front of the house from the auto entrance. In some neighborhoods, access to garages is provided from 20’ wide alleys, improving the streetscape by eliminating garages along front elevations.

Multi-family neighborhoods surrounding the Village Core must be designed to enhance the Core as a focal point, discourage use of automobiles and create a “walkable,” inviting environment, both within and outside the boundaries of the development. Pedestrian-oriented features include orienting the front doors toward the streets, plotting the buildings so garages are not visible from the public or commonly used streets; integrating strong, well designed pedestrian connections to the public or commonly used streets and adjacent trail systems; providing well designed, inviting common usable open space areas and unique, yet compatible, architecture.

These design features are intended to apply to both single-family and multi-family developments. The intent of PC District Regulations is to fully implement these types of design features for every neighborhood within the Village. For further understanding of these goals, refer to the Village Design Plan and the Master Precise Plan(s).

2. General Standards

The general standards found in this section are based on the Otay Ranch General Development Plan. Where the Specific Standards listed below are silent on an issue, the Zoning Administrator is



authorized to define a standard based on the Otay Ranch General Development Plan, the Chula Vista General Plan, Zoning Ordinance, Design Manual and/or Landscape Manual, as may be appropriate.

3. Specific Standards

The following Property Development Standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential land use district. The use of the symbol "DR" indicates that the standard is established through Zoning Administrator (ZA) approval or the Design Review process.

Dimensions and standards are minimums, and minor variations may be permitted subject to Administrative Design Review or tract map approval. Lot widths and depths are typical minimums but may vary slightly with irregularly shaped lots and site-specific conditions. Refer to Section 9 Administrative Procedures, for further information regarding processing requirements.

The GDP/SPA Plan identifies the school as having an alternative land use of Residential.



Table 3 – Property Development Standards – Residential Districts

	Land Use Districts			
	SF-4	RM-1	RM-2	Notes
Lot Criteria				
Minimum Lot Area (Square Feet)	2,400	DR	DR	Lot sizes within SF-4, RM-1 & RM-2 may be reduced with Design Review approval.
Maximum floor area to lot area ratio (FAR)	DR	DR	DR	
Minimum Lot Depth (Feet)	60	DR	DR	
Minimum Lot Width (Feet)				
Measured at setback line	40	DR	DR	Lot width may be reduced for alley and z-lot plans.
Flag lot street frontage	20	DR	DR	
Knuckle or cul-de-sac street frontage	20	DR	DR	
Building Heights				
Maximum Building Height (feet)	35	45 3-story max	60 5-story max	
Yards & Setbacks				
Minimum Front Yard Setback (Feet)				
To side entry (swing in) garage with or without residential above	10	DR	DR	
To main residence	7 (min)	DR	DR	
To Garage	Either 7 or 17 (min)			
To porch, patio, entry feature, or veranda	4	DR	DR	Minimum 66%, depending on number of models, shall have at least one pedestrian oriented feature (see Page 27).
To semi-private courtyard	3	DR	DR	
Minimum Side Yard Setback (Feet)				
To adjacent residential lot	3.25	DR	DR	May be reduced for Zero Lot Line concepts.
Distance between detached residences	6.5	DR	DR	May be reduced to zero for certain building types. Refer to Village Design Plan.
To porch, patio or veranda on corner lot	3	DR	DR	Measured from back of sidewalk.



	Land Use Districts			Notes
	SF-4	RM-1	RM-2	
Minimum Rear Yard Setback (Feet)				
To main residence	5	DR	DR	Second story (and above) may project 3 feet into rear yard setback where Rear Yard setback is a minimum of 10'.
To garage off an alley	4	DR	DR	Second story (and above) may project 2 feet into rear yard setback.
Parking Spaces per Unit – see Parking Regulations Section below				

4. Pedestrian Oriented Features

Sixty six percent (66%) of all homes within single family detached neighborhoods (SPA Neighborhoods) shall have at least one of the following pedestrian oriented features: porch, veranda, porch/veranda combination, and/or semi-private courtyard or any alternative pedestrian oriented feature of a similar character approved by the Zoning Administrator. Additional models shall include at least one pedestrian oriented feature, such as; a balcony, gateway, trellis, porte-cochere, featured window, or any alternative pedestrian oriented feature of a similar character that is approved as a part of Design Review.

Each of the minimum porch/veranda sizes in the table outlined below shall be defined as Sitting Area and shall be free and clear of any structural supports or other building forms. Porch setbacks shall be measured to the clear area rather than the structural supports.

a. Porches

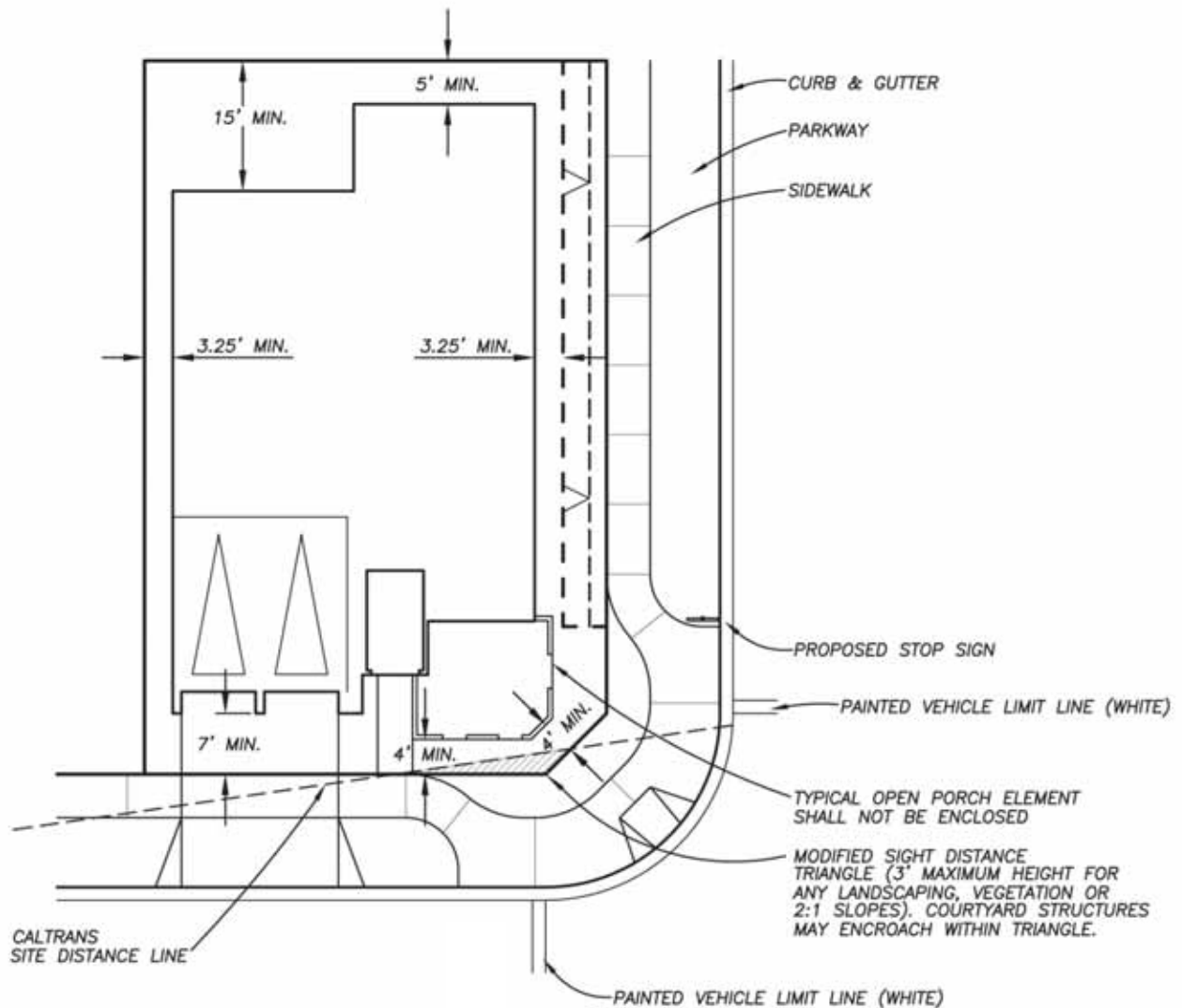
All porches shall be oriented towards the street. Porches shall not be enclosed. Porches shall be provided at the following schedule according to lot width measured at the front setback:



Table 4 -Required Porch Size

<i>Minimum Neighborhood Lot Width (Pad Width)</i>	<i>Minimum Porch Size¹</i>
Less than 40 feet ¹	60 square feet (6 foot clear minimum dimension)
40 – 60 feet ²	60-70 square feet (6 foot clear minimum dimension)

¹ 5' clear dimension on porch or veranda side elevation.



NOT TO SCALE

Exhibit 2 Typical SF-4/RM-1 Lot Design at Corner Lots

NOTE: Porch must be open with walls no higher than three feet. Sight distance based on CALTRANS standard.

Not to Scale

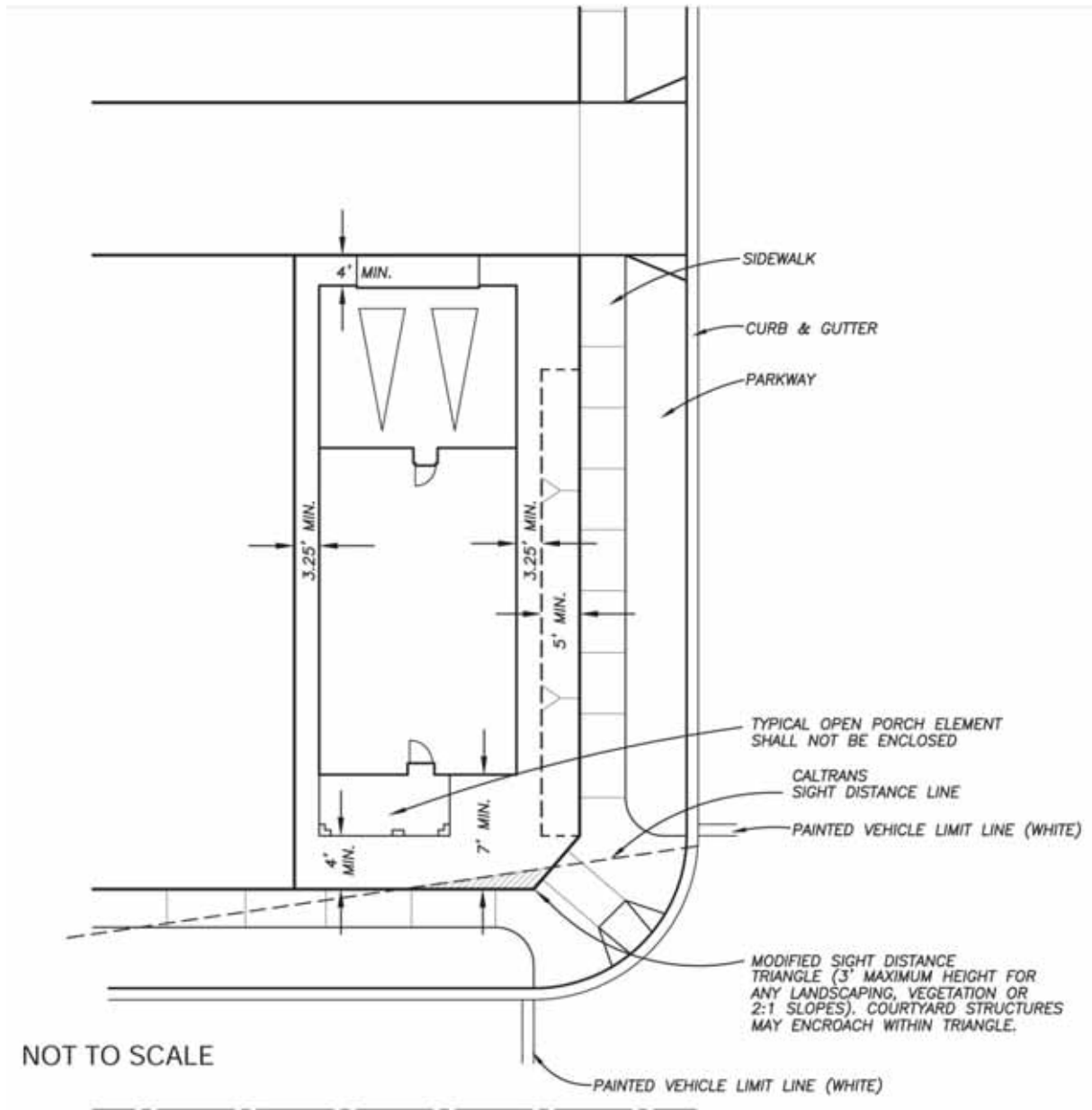


Exhibit 3
Typical Alley Lot at Corner (RM-1)

NOTE: Porch must be open with walls no higher than three feet. Sight distance based on CALTRANS standard. .

Not to Scale



b. Verandas

On at least sixty six percent (66%) of corner lots in the SF-4 Land Use District, Veranda wrap-around style porches are required where the elevation of the house pad is less than 3 feet from the adjacent pedestrian walk. Verandas shall have the same minimum dimensions as found in the above table for porches.

Exhibits 2, 3 and 4 depict the sight distance condition and requirements for homes plotted on corner lots.

c. Balconies

Balconies shall be oriented to view and be viewed from the pedestrian circulation system whenever possible. If balconies are intended to satisfy the requirement to provide private useable open space, they shall have a minimum dimension of six (6) by ten (10) feet clear and shall be parallel to the front property line, unless located on a flag or cul-de-sac lot. Balconies may be located over the first floor or may project into the front yard setback up to three (3) feet or into the side yard no more than 50% of the setback dimension. Smaller balconies are encouraged in single family homes as architectural features.

d. Semi-Private Courtyards

A semi-private courtyard is an outdoor area in a single family detached home with usable seating area similar to a porch with no dimension less than six feet clear; oriented to the house entry; and surrounded on three sides by either the building, elevation change, or low walls/fences. Semi-private courtyards shall be designed such that they are an architecturally significant element of the front elevation of the house. It shall open on the street side and incorporate strong architectural styling that emphasizes the pedestrian entry over the garage and driveway. Courtyard walls may be up to 42" in height. Exhibit 2 depicts courtyard design at corner lots.

e. California Room

The California room provides a transition from indoor to outdoor environments and may include options such as a built-in fireplace, pre-wired lighting or fan fixtures for optimum comfort and entertaining. The California room is typically accessed through sliding doors at the rear or side of the home, and the space acts as a transition to the backyard and the entertaining opportunities there. The area is notched into the main dwelling with a solid roof



integral to the home. California Rooms must be 50% open or have moveable transparent walls/windows that open to the rear and/or side yard. Any proposal to vary from this openness requirement is subject to review/approval of the Development Services Director. The California Room may be used to satisfy all or a portion of the Private Useable Open Space requirement, subject to Development Services Director review/approval.

f. Featured Windows

Large picture windows, bay windows and glass-paneled doors oriented towards the street provide a sense of openness and a visual connection between the interior living space and the street. This visual connection enhances neighborhood security and provides an indoor seating option to porches, verandas, and courtyards. The window/doors should be proportional in scale to the wall plane and no less than four feet in width.

g. Gateways, Trellises and Porte-cocheres

Gateways, trellises, porte-cocheres and similar architectural elements may be used to designate residential entries. Such features should be visually distinctive and may be free standing or attached to the residence.

5. Maximum - Floor Area Ratio

The maximum floor area for single-family detached and attached products shall be permitted by percentage of floor area to lot area (Floor Area Ratio - FAR). The maximum building area for each lot shall be as permitted in Table 3. Homeowner additions shall be permitted only where consistent with these standards on an individual lot basis. The following are excluded from FAR calculations:

- The first 300 square feet of a covered rear yard patio (open on two sides). A patio of up to 300 square feet shall be permitted on each residential lot within setbacks described in Table 3. Any square footage above 300 square feet shall count toward the FAR. Any portion of a covered patio over 300 square feet that exceeds the FAR shall not be permitted;
- The first 400 square feet of the garage shall not count toward the FAR;



- Architectural features on single family homes which constitute non-usable floor space such as fire places, media niches or book shelf areas on exterior walls, eaves, awnings, chimneys, balconies, stairways, bay windows, wing walls, etc., shall not be included in building area calculations;
- Porches, verandas, balconies, patios, California Rooms architectural projections and semi-private courtyards shall not count toward the FAR;
- To encourage diversity in design, the FAR shall be flexible. To achieve this, the FAR for each neighborhood shall be determined through the Design Review process.

6. Open Space

a. Private Useable Open Space Definition

Adequate usable outdoor areas intended for daily family activities such as children's play areas and areas for outdoor gathering, dining, landscaping and gardening. Private Useable Open Space (PUOS) must meet the following requirements:

- Porches and balconies with minimum dimension of 6 feet and minimum area of 60 square feet.
- Private fenced yards with no dimension less than 10 feet (side yard, rear yard or front courtyard locations permitted)
- Generally level (< 5% grade)
- Landscaped front yards
- Yard areas with minimum dimensions less than 6 feet, driveways and pedestrian paths do not qualify
- California Rooms, as defined on Page 22

b. Common Useable Open Space

Open space areas (including Private Open Space) that are amenities to the surrounding community in addition to required public parkland. Common useable open space shall meet following criteria:



- Within ¼ mile of the residences to be served
- Consist of large, meaningful areas that are not fragmented by unrelated uses or improvements
- Developed with recreational uses, including both passive (landscaping) and active amenities (tot lots, picnic areas, etc.)
- No dimension less than 10 feet
- Generally level (< 5% grade)

c. Single Family Detached

For single family lots in the SF-4 and RM-1 zones larger than 3,000 square feet, a minimum of 750 square feet of private usable open space (with a private fenced area no less than 15% of the lot area) shall be provided.

For single family lots in the SF-4 and RM-1 zones less than 3,000 square feet, a minimum of 750 sq. ft. of combined common and private usable open space for each unit shall be provided, as follows:

- A minimum 350 square feet of private usable open space shall be provided per lot
- The remaining 400 square feet of required open space may be provided as either common or private usable open space. However, in all cases, each development shall provide an adequate amount of common usable open space in one area or in multiple areas to the satisfaction of the Director of Development Services during the site plan approval process.
- A proposal for meeting the open space requirement for single family lots shall be submitted to the City in conjunction with the Minor Design Review process and shall be subject to the review/approval of the Development Services Director. Open space requirements shall be calculated on a per-lot basis. If open space requirements are not met on individual lots, a consolidated CUOS site shall be provided within ¼ mile of the neighborhood/neighborhoods to meet the



neighborhood's/neighborhoods' open space obligation which may impact residential lots designated on the Village 8 East tentative map.

d. Multi Family Attached

For multi-family attached units in the RM-1 and RM-2 zones, Private Useable Open Space shall be provided as follows:

- 60 square feet for each 1 bedroom unit
- 80 square feet for each 2 bedroom unit
- 120 square feet for each 3 bedroom unit
- 20 additional square feet for each additional bedroom over 3

Common Useable Open Space(CUOS) shall be provided as follows:

- For multi-family attached units in the RM-1 zone (11-18 DUs/AC) a minimum of 300 square feet per unit shall be provided
- For multi-family attached units in the RM-2 zone (18+ DUs/AC) a minimum of 200 square feet per unit – combined PUOS and CUOS shall be provided.

7. Site Plan Review for Residential Districts

Notwithstanding the property development standards listed herein, development within any land use district may be approved with specific site standards through the Site Plan and Design Review process. See Section XI Administrative Procedures.

8. Model Home Complexes

Model homes, their garages, parking lots and private recreation facilities are temporary uses and may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing the same architectural designs, subject to the regulations of the City of Chula Vista governing said uses and activities. Unless otherwise determined by the Zoning Administrator, an administrative Conditional Use Permit and administrative Design Review shall be required for model home sites. Refer to Special Uses and Conditions,



Section IX for specific requirements for subdivision sales offices. At the discretion of the Zoning Administrator, the Conditional Use Permit may be referred to the Planning Commission or the Design Review application to the Design Review Committee, respectively, for a decision. Otherwise, administrative procedures shall be used.

9. Building Elevations

A minimum of three front elevations shall be provided for each floor plan on all single-family detached residential housing. Elevations for any accessory second units (granny flats) shall be submitted at the same time as elevations for the main structure for administrative Design Review.

10. Architectural Projections

Architectural features on single family homes which constitute non-usable floor space such as fire places, media niches or book shelf areas on exterior walls, eaves, awnings, chimneys, balconies, stairways, bay windows, wing walls, etc., shall not be included in building area calculations and shall not extend more than 50% into any required setback in accordance with Section III, herein.

On houses with a trellis over a “Hollywood drive”, the trellis may be as close as 10’ behind the sidewalk and may encroach no more than 50% into a side yard.

11. Energy Conservation Features

The City of Chula Vista requires all SPA Plans to include an Air Quality Improvement Plan. As detailed in the “Village 8 East Sectional Planning Area Plan Non-Renewable Energy Conservation Plan,” homes within the SPA area must exceed California 2008 Title 24 Energy Efficiency Standards by 15%.

E. ACCESSORY BUILDINGS, STRUCTURES AND USES

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Section 19.58.020 CVMC (Uses: Accessory Buildings).

Accessory buildings and structures, except accessory second units, attached or detached, used either wholly or in part for living purposes, shall meet all of the requirements for location of the main structure as



constructed or required by the district, whichever is less restrictive, except as herein provided:

- a. Enclosed accessory buildings or open structures attached to the main building are subject to approval by the Zoning Administrator. Such accessory buildings shall not be allowed to encroach into required setbacks; except as otherwise permitted herein.
- b. Detached accessory structures are subject to the approval of the Zoning Administrator and shall meet the setback requirements of the main building, for the front and street side yard areas.
- c. Detached accessory structures may be located within an interior side yard or rear yard, provided that such a structure is located no closer than five feet to an interior side or rear lot line and is at least six feet from the main structure, and does not exceed one story in height.
- d. Open structures may be allowed to encroach into the rear yard setback subject to the approval of the Development Services Director. The design and type of open structure will be determined by the Development Services Director.
- e. Attached and detached accessory buildings and open structures are permitted pursuant to the site plan and architectural review requirement specified in Section XI. Administrative Procedures, Conditional Uses & Variances.
- f. A covered rear yard patio of up to 300 square feet shall be permitted on each residential lot. Any square footage above 300 square feet shall be added to the total building area and count toward the FAR. Any portion of a covered rear yard patio over 300 square feet that exceeds the FAR shall not be permitted.
- g. Architectural features which constitute non-useable floor space such as fire places, media niches or book shelf areas on exterior walls, eaves, awnings, chimneys, balconies, stairways, wing walls, etc. up to twelve (12) feet in length may project not more than fifty percent (50%) into any required side yard setback not more than four (4) feet into



any required front or rear yard setback, if non-combustable, per Fire/Building Code.

Accessory Second Units as defined in Section I herein are permitted subject to the following requirements:

1. Design Requirements

- a. Size: 400 sq. ft. minimum to 650 sq. ft. maximum (studio to one bedroom maximum).
- b. Setbacks: Same as for a garage.
- c. Kitchen and Bath Facilities: Must have independent kitchen and bath facilities.
- d. Entry: Must have a separate entry from that of main residence.
- e. Common Walls: Living area of the Accessory Second Unit may not abut the living area of the main residence without air space separation and sound proofing. A closet, garage, or similar separation may be used as adequate separating space and sound proofing between the living areas of an Accessory Second Unit and the Main Residence. An Accessory Second Unit abutting the main residence on more than two sides is prohibited.
- f. Yard or Balcony: A balcony (30 sq. ft. minimum) or an assigned fenced or unfenced yard area (no less than 40 sq. ft.) shall be provided.
- g. FAR: Area of an Accessory Second Unit shall not be included in the FAR calculations.

2. Operational Requirements

- a. Mail & Address: May assign separate address, utility metering and mailbox.
- b. Contract: An Accessory Second Unit may not be sold independent of the main residence, nor have any rental term, including pre-specified options for renewal, in excess of three years.



F. WALLS & FENCES

In any required front yard adjacent to a street, the wall, fence, or hedge shall not exceed forty-two inches in height, except as provided herein:

1. Walls, fences, or hedges a maximum of six feet in height (measured from the top of the slope) may be maintained along the interior side or rear lot lines, provided that such wall, fence, or hedge does not extend into a required front yard or side yard setbacks adjacent to a street, except as required by a site specific noise study or as shown on the Wall and Fencing Plan in the Village Design Plan. Corner cut-off shall be provided whenever necessary for line-of-sight visibility and safety and may be adjusted to accommodate "veranda" porches required on corner lots, as depicted in Exhibit 3.
2. Walls, fences or hedges adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed forty-two inches in height within the front yard setback area of the lot. Walls in the front yard setback shall be no closer than three feet to the back of front sidewalk. Corner cut-offs may be required to maintain a reduced height in special circumstances for safety and visibility as determined by the City Engineer.
3. Fiberglass, bamboo sheeting, chain link, chicken wire or similar temporary material shall not be permitted as a fencing material. Plexiglass is permitted for view purposes subject to approval of the Zoning Administrator.
4. Walls adjacent to corner lot side yards shall be constructed of masonry or stucco in accordance with community fencing standards. Where view fencing is appropriate, fencing consisting of wrought iron or a combination of masonry and wrought iron may be utilized. Wood fences are prohibited in this location.
5. Noise barriers in excess of eight feet in height shall consist of a wall and berm combination. The wall height in this combination barrier shall not exceed eight and one-half (8.5) feet with the remaining portion of the overall height constructed through berming.
6. A minimum three (3) foot wide clear, level area shall be maintained between a wall and top of slope where abutting publicly maintained open space.



7. A two and one-half (2.5) foot retaining wall may be combined with a six (6) foot free-standing wall for a total maximum height of eight and one-half (8.5) feet. Where combined retaining and freestanding walls would exceed the maximum allowable height, a minimum of two (2) foot horizontal separation shall be provided between wall elements.
8. No rear yard retaining wall shall be greater than six (6.0) feet in height. If a second retaining wall is utilized, the minimum horizontal separation between the two walls shall be four and one half (4.5) feet.

G. RESIDENTIAL SIGN REGULATIONS

No sign or outdoor advertising structure shall be permitted in any residential district except as provided in the Sign Regulations, Special Uses and Conditions section and the Comprehensive Sign Regulations section of this document.

All signage will also comply with the Village 8 East Planned Sign Program that shall be prepared subsequent to SPA Plan approval.

H. PERFORMANCE STANDARDS

The following performance standards shall be met in all Residential Districts:

1. Equipment

Air conditioners, antennas, satellite dishes, ham radio antennas, solar panels, heating, cooling, ventilating, equipment and all other mechanical lighting, or electrical devices shall be operated and located to not disturb the peace, quiet and comfort of neighboring residents. The location of such equipment shall require the prior approval of the Zoning Administrator. This equipment shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable ordinances. Heights of said equipment shall not exceed the maximum height of the zone in which they are located.

2. Landscaping

Front and exterior side yards requiring landscaping shall consist predominantly of trees, plant materials, ground cover and decorative



rocks, except for necessary walks, drives and fences. Drought tolerant landscaping is encouraged. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris. Landscaping requirements shall be met by either builder or developer installation, or for single-family development, by requiring through CC&Rs or other restrictions that individual homeowners install their front yard landscaping within one year of occupancy.

3. Utilities

All utility connections shall be coordinated with the site's architectural elements so as not to be exposed, except where required by utility provider. Pad-mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment as approved by each utility provider. Power lines and cables, except for temporary use, shall be installed underground. The Landscape Master Plan shall include a utility plan, prepared by a professional utility consultant, outlining the exact type and location of above-ground utility boxes, cabinets, etc.

4. Exterior Noise

The acceptable outdoor noise exposure level, measured at the receiving property line, for each residential district is given below. (See Section 19.68.030 CVMC – Performance Standards and Noise Control: Exterior Noise Limits for definitions and additional details.) It should also be noted that as a matter of practice, the City of Chula Vista also implements the noise compatibility guidelines and CNEL thresholds of the City of San Diego.



Table 5 Exterior Noise Limits

<i>Receiving Land Use District</i>	<i>7 a.m. to 10 p.m.</i>	<i>10 p.m. to 7 a.m.</i>
SF-4	55 dBA	45 dBA
RM-1, RM-2	60 dBA	50 dBA

Note: environmental noise value is L_{eq} in any hour and nuisance noise value is not to be exceeded at any time.

5. Interior Noise

No person shall operate or cause to operate, any source of sound, or allow the creation of any noise which causes the noise level, when measured inside a neighboring receiving dwelling unit to exceed the limits as follows:

Table 6 Interior Noise Limits

<i>Time Interval</i>	<i>1 Min. in 1 Hour</i>	<i>5 Min. in 1 Hour</i>
7 a.m. to 10 p.m.	50 dBA	45 dBA
10 p.m. to 7 a.m.	40 dBA	35 BA

6. Energy Conservation

Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access, when practical. Buildings should be designed to minimize energy consumption requirements, including, but not necessarily limited to, conservation considerations such as window placement, eave coverage, dual glazing and insulation. More information is provided in the Village 8 East Air Quality Improvement Plan.

7. Parked Vehicles

In any residential zone, the parking of motorized and non-motorized vehicles shall be subject to the following requirements:

No motorized or non-motorized vehicle shall be parked, stored or kept in the front yard, except in the driveway or on a paved area adjacent to the driveway.

If motorized or non-motorized vehicles are parked, stored or kept on the lot, other than as permitted above, they must be for the resident's or a guests personal use. No storage or display of vehicles for sale by a



motor vehicle dealer is permitted in a residential driveway or on a residential street.

8. Special Standards - RM Districts

All attached multi-family projects in the RM districts are subject to the Design Review Process.

In the RM Districts, including the conversion of apartments to condominiums where permitted, the following performance standards shall be met:

- a. Masonry walls or fences six feet in height, from the highest finished grade, shall be required where needed for noise attenuation as shown on the Wall and Fencing Plan in the Village Design Plan or as required by a site specific noise study.
- b. When SF residential districts are adjacent to the RM-2 district, a minimum of fifteen feet of landscaped area shall be provided between such uses. Parking or common trash receptacles may be permitted within this area, subject to Design Review.
- c. Conveniently located common laundry facilities shall be provided for units which do not have individual hook-ups.
- d. Conveniently located and well-screened enclosures for trash and recyclables shall be provided for all dwelling units, unless provided for each unit. Projects shall conform to the City's solid waste and recycling guidelines.
- e. Recreational vehicle (including campers, boats and trailers) parking areas fully screened from view of the development shall be provided in all multi-family developments or these developments shall prohibit all parking of recreational vehicles.
- f. Lockable, enclosed storage shall be provided in the carport area; storage substitutions may be approved by the Zoning Administrator.

Mailbox kiosks shall be conveniently located and distributed throughout the complex.

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IV. Mixed Use/Village Core District



A. PURPOSE

Commercial uses in the SPA Plan area are concentrated in the Village Core area which is intended to function as the social, commercial and activity center for the village as mandated in the Otay Ranch GDP. In order to serve this function, mixed commercial/residential, public and quasi-public and Community Purpose Facility uses, as well as purely commercial uses are permitted in the Village Core Districts.

The Mixed Use/Village Core District is included in the Planned Community District Regulations to achieve the following:

1. Provide areas for office, retail and service establishments offering commodities and services required by residents of the village.
2. Protect village core properties from noise, odor, smoke, unsightliness, and other objectionable influences incidental to commercial uses.
3. Provide an opportunity for mixed use and quasi-public community support facilities.
4. Encourage mixed use and residential uses concentrated for the convenience of the public and for a more mutually beneficial relationship to each other.
5. Provide adequate space to meet the needs of modern commercial activity, including off-street parking and loading areas.
6. Promote high standards of site planning, architectural and landscape design for office and commercial developments within the City of Chula Vista.

B. PERMITTED AND CONDITIONAL USES

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

“P”= Permitted

“C” = Permitted subject to Conditional Use Permit

“A” = Permitted subject to Administrative approval.

“N” = Use Not Permitted.



A use not listed shall be subject to a use determination by the Zoning Administrator to determine substantial conformance with the purpose, intent and goals of this SPA Plan.

Table 7 – Permitted Use Matrix – Mixed Use

Description	<i>LAND USE DISTRICT - MU</i>
Administrative and Professional Services:	
Business & professional office	P
Financial institution or office	P
Medical, dental & health services	A
Real estate sales office	P
General Commercial Uses:	
Antique shop (no outdoor storage)	P
Apparel store	P
Appliance store, including repair (no outdoor storage)	P
Art, music and photographic studio and supply store	P
Arcade and electronic games (subject to Section 19.58.40 CVMC – Uses: Amusement and Entertainment Facilities)	C
Athletic and health club	P
Automobile and/or truck services, sales, rental agencies, car wash (subject to Property Development Standards)	C
Bakery - retail	P
Barber and beauty shop	P
Bicycle shop, non-motorized	P
Blueprint and photocopy services	P
Books, gifts and stationery store	P
Candy store and confectioner	P
Carwash (subject to Section 19.58.060 CVMC – Uses: Automobile Car Wash Facilities)	C
Catering establishment	P
Cleaners	P
Cocktail lounge, bar or tavern, including, related entertainment	C
Commercial recreation facilities not otherwise listed	C
Electronics store, including sales and repair	P
Equipment rental (enclosed in building)	P
Fast food restaurants with drive-in or drive-through (subject to Section 19.58.120 CVMC – Uses: Drive-in Establishments)	C
Feed and tack store (no outside storage); (subject to Section 19.58.175 CVMC – Uses: Hay and Feed Stores)	P
Florist shop	P
Food store, market, drug store	P
Furniture store	P
Gasoline service station (subject to Section 19.58.280 CVMC – Uses: Service Station)	C



Description	LAND USE DISTRICT - MU
Hardware store	P
Hobby shop	P
Hotel or motel (subject to Section 19.58.210 CVMC – Uses: Motels and Hotels)	P
Janitorial services/supplies	P
Jewelry store	P
Junior department or department store, discount or membership department store	C
Kiosk, including photo sales, located in parking lot	A
Laundry (coin-operated)	P
Liquor store	C
Mortuary	N
Motorcycle sales and services, including motorized bicycles (subject to Property Development Standards)	A
Newspaper and magazine store	P
Nursery or garden supply store in enclosed area	P
Office suites, general	P
Office supplies/stationery store	P
Parking facilities (commercial) (subject to Section 19.58.230 CVMC – Uses: Parking Lots and Public Garages)	C
Pharmacy	P
Printing shop	P
Recycling drop-off bins	A
Residential	P
Restaurant with entertainment and serving alcoholic beverages	C
Restaurant with incidental serving of beer/wine but without cocktail lounge, bar, entertainment or dancing	A
Restaurant, coffee shop, delicatessen	P
Retail store or shop	P
Sign painting shop (enclosed building)	P
Snack bar or refreshment stand contained within a building	P
Stamp and/or coin shop	P
Swimming pool supply store	P
Television, stereo, radio store, including sales and repair	P
Temporary uses as prescribed in Temporary Use Section	P
Theater, movie or live shows	C
Tire sales and service	C
Travel agency	P
Veterinary office and/or animal hospital	C
Video rental stores	A
Residential Use:	



Description	LAND USE DISTRICT - MU
Mixed-use residential units over commercial or attached to storefront use	P
Multi-Family attached units within the Village Core ¹	P
Public and Semi-public Uses:	
Day nursery, daycare school or nursery school (for-profit or non-profit)	C
Educational institution	C
Essential public services, including but not limited to: library, museum, park, public works facility, post office and other civic use as determined by the Zoning Administrator	C
Group care facility and/or residential retirement hotel	C
Hospital, medical care facilities	C
Libraries	P
Public safety facility such as police or fire station	A
Public utility and/or public service sub-station, reservoir, pumping plant and similar installation	C
Public or private recreational facilities, including but not limited to: tennis and swim clubs, basketball, racquetball and handball courts. Sites 2 acres or less in size are subject to Administrative review only	C/A
Other Community Purpose Facility uses per CVMC Chapter 19.48. (P-C – Planned Community Zone)	C/A
Home Occupations:	
Home occupations subject to the provisions of Home Occupations Section of these regulations	P
Other Uses:	
Unclassified uses (subject to Section 19.54 CVMC)	C
Accessory Uses	P

C. ACCESSORY USES AND BUILDINGS

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Section 19.58.020 CVMC – Uses: Accessory Buildings.

D. SIGN REGULATIONS

Sign regulations are provided in Section IX, Comprehensive Sign Regulations. All signage will also comply with the

¹ Residential parking may be located within adjacent mixed-use parcels, subject to Design Review Approval.



Village 8 East Planned Sign Program that shall be prepared subsequent to SPA Plan approval.

E. PROPERTY DEVELOPMENT STANDARDS

The property development standards that shall apply to all land and buildings permitted in the Village Core Districts shall be those indicated on an approved Design Review application pursuant to Section 19.14.420 *et. seq.* CVMC (Site Plan and Architectural Approval Purpose – Prerequisite for Certain Uses).

An approved Master Precise Plan, the contents of which are to be determined by the Zoning Administrator, will be required for all areas in the Village Core. The Master Precise Plan shall be prepared for the entire village core area and updated with each significant new project. This Master Precise Plan will establish specific design districts within the village core and may further limit the location of certain uses (*e.g.*, fast food, auto repair, *etc.*). This Master Precise Plan shall be prepared in accordance with the Village 8 East SPA Plan, Village Design Plan and City standards.

F. STREET PARKING & LOADING FACILITIES

The requirements for off-street parking and loading are provided in Section VII.

G. OUTDOOR STORAGE

Except where otherwise approved on a site plan, outdoor storage and/or sales areas shall be entirely enclosed by solid walls not less than six feet in height to adequately screen outdoor storage areas. Stored materials shall not be visible above the required walls.

H. TRASH STORAGE

1. All projects shall conform to the City's "Recycling and Solid Waste Planning Manual (Section 19.58.340 CVMC – Uses: Recycling and Solid Waste Storage).
2. Trash areas shall be kept neat and clean.
3. The precise location of any trash area(s) shall be approved on the site plan.



4. The trash enclosure shall be permanently maintained.

I. WALL REQUIREMENTS

A six-foot high minimum solid masonry wall subject to the provisions of Section 19.58.150 CVMC (Uses: Fences, Walls and Hedges) may be erected along the property line to separate any village core district from adjacent residential districts unless it is determined that such a wall is not necessary or another design is more appropriate on an approved site plan.

Noise barriers in excess of eight and one half feet (8.5') in height shall consist of a wall and berm combination. The wall height in this combination barrier shall not exceed eight and one half feet with the remaining portion of the overall height constructed through berming.

J. LANDSCAPE

Required front and street side yards shall be landscaped. Said landscaping shall consist predominantly of plant materials except for necessary walks and drives. All planting and irrigation shall be in accordance with the City Landscape Manual and Landscape Water Conservation Ordinance. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris.

K. PERFORMANCE STANDARDS

1. Commercial within Village Core zoning districts shall comply with the provisions of Chapter 19.66 Performance Standards and Chapter 19.68 Performance Standards and Noise Control, CVMC.
2. All ground mounted mechanical equipment, including heating and air conditioning units, shall be completely screened from public view and surrounding properties by use of a wall or fence, or shall be enclosed within a building. No material or equipment so screened shall have a height greater than that of the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Zoning Administrator.



3. All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and residential uses within the Village Core.
4. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.
5. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. The intensity of light at the boundary of any Village Core District shall not exceed seventy-five foot-lamberts from a source of reflected light.
6. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed to public view except where required by utility provider. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment such as berms, walls and/or landscaping.
7. There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published by the United States Bureau of Mines Information Circular #7718.
8. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.
9. Buildings should be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to



minimize energy consumption, including but not necessarily limited to the following conservation measures:

- Co-generation
 - South facing windows
 - Eave coverage for windows
 - Earth berming against exterior walls
 - Deciduous shade trees on southerly or westerly orientations
 - Refer to the Village Design Plan for additional design guidelines and criteria
10. All development shall be reviewed and required to conform to the Development and Redevelopment Projects Storm Water Management Standards/Requirements of the City of Chula Vista.
11. Pursuant to the California Green Building Standards Code Section A5.106.4.3, the project is to provide changing/shower facilities per the following requirements. For buildings with over 10 tenant-occupants, provide changing/shower facilities for tenant-occupants only in accordance with Table A5.106.4.3 (below) or document arrangements with nearby changing/shower facilities.



Number of Tenant Occupants	Shower/Changing Facilities Required	2 Tier (12" x 15" x 72") Personal Effects Lockers Required^{1 & 2}
0–10	0	0
11–50	1 unisex shower	2
51–100	1 unisex shower	3
101–200	1 shower stall per gender	4
Over 200	1 shower stall per gender for each 200 additional tenant-occupants	One 2-tier locker for each 50 additional tenant-occupants
^{1.} One 2-tier locker serves two people. Lockers shall be lockable with either padlock or combination lock.		
^{2.} Tenant spaces housing more than 10 tenant occupants within buildings sharing common toilet facilities need not comply; however, such common shower facilities shall accommodate the total number of tenant occupants served by the toilets and include a minimum of one unisex shower and two 2-tier lockers.		

Reference: CALGreen Table A5.106.4.3

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V. Open Space & Parks District



A. PURPOSE

This district is intended for open space, landscaping, recreation and public uses within the development area (outside of the Otay Ranch Preserve). Only those additional uses which are complementary to, and can exist in harmony with open space, park and recreation uses are permitted. There is no lot size limitation and it is intended that this district may be applied to a portion of a lot, provided that the remainder of the lot meets the requirements of the district for which it is designated.

The Open Space/Park District is included in the Planned Community District Regulations to achieve the following purposes:

1. Provide focal points for community and neighborhood activities.
2. Provide for public/quasi-public and recreational uses.
3. Promote natural community linkages among Otay Ranch villages and the University.
4. Preserve, enhance and manage natural resources.
5. Preserve vistas and conserve viewpoint areas for the enjoyment of future generations.
6. Establish edges to help define communities.
7. Promote public health and safety.
8. Provide recreation and public use opportunities, such as trails and pathways.

B. PERMITTED & CONDITIONAL USES

The matrix of land uses below indicates the relative permissive status using the following symbols:

“P”= Permitted.

“C” = Permitted subject to Conditional Use Permit

“A” = Permitted subject to Administrative approval.

“N” = Use Not Permitted.



Table 8 Permitted Use Matrix - Open Space/Park Districts

	LAND USE DISTRICT		
	P	OS-1	OS-2
Agricultural Uses:			
All types of horticulture	A	A	N
Arboreta - horticultural garden	A	A	N
Agricultural corps	A	A	N
Bicycle and Pedestrian Trails and Associated Signage	P	P	A
Community gardens	A	A	N
Public and Semi-public Uses:			
Essential public services, including but not limited to: schools, libraries, museums, public libraries, public works facilities, cultural arts, interpretive centers and other civic uses	A	N	P*
Facilities per Parks, Recreation, Open Space and Trails Master Plan	P	P	P
Commercial recreation	C	N	N
Unclassified uses	N	N	N
Temporary uses as prescribed in Section IX	P	N	N
Incidental concessions	A	N	N

* Essential public facilities permitted per requirements of Chula Vista MSCP Subarea Plan, including planned and future facilities. Schools, Libraries, public works facilities, cultural arts and other civic uses are considered non-utility uses and are not permitted.

C. PROPERTY DEVELOPMENT STANDARDS

1. Site Planning

All development proposals in the Open Space/Park District shall be reviewed on a case-by-case basis to determine appropriate buffering and setbacks. All permanent signs, including any required signs (such as monument and dedication signage, *etc.*), shall be included in the review and specifically approved. Neighborhood and community-level signs included in the Village 8 East SPA Plan shall be permitted in areas designated in the SPA Plan. Trail signage shall meet the requirements of the Greenbelt Master Plan.

2. Landscaping

All landscaping shall meet the requirements of the City of Chula Vista Landscape Manual and the Chula Vista Landscape Water Ordinance.



3. Accessory Uses & Buildings

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Chapter 19.58 CVMC (Uses).

D. PERFORMANCE STANDARDS

All uses in the Open Space/Parks district shall conform to the performance standards provided in Chapter 19.66 (Uses: Performance Standards) and 19.68 (Uses: Performance Standards and Noise Control) CVMC and other pertinent City ordinances and policies.

- Hiking and biking trails and related facilities, including signage, are permitted within the P and OS-1 land use districts and are permitted, subject to Administrative Approval, in the OS-2 land use district.
- All uses within the “P” land use district shall be subject to compliance with the following:
 - Village 8 East SPA Plan, Chapter V, Parks, Recreation, Open Space and Trails Master Plan
 - City of Chula Vista Park Master Plan
 - Village 8 East Preserve Edge Plan for parks located adjacent to the MSCP
- Signage shall be provided in areas adjacent to the MSCP to the satisfaction of the Development Services Director and/or Preserve Owner Manager.

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VI. Community Purpose Facility Sites



A. PURPOSE

The City of Chula Vista Municipal Code Section 19.04.055 (Definitions: Community Purpose Facility) defines “Community Purpose Facility” as “...a structure or site for certain non-profit assembly, or recreation purposes, as well as ancillary uses such as a parking lot within a planned community.”

CPF sites shall be developed pursuant to the provisions in CVMC Section 19.48.025. Any proposal to satisfy the CPF requirements in any manner other than the provision of land designated for CPF uses on the Zoning Districts Map (Exhibit 1), shall comply with the Alternative Compliance provisions of CVMC Section 19.48.025. Any proposal to reduce the amount of CPF required shall be subject to the Extraordinary Public Benefit provisions of CVMC Section 19.48.025.

B. PERMITTED & CONDITIONAL USES

The matrix of land uses below indicates the relative permissive status using the following symbols:

- “P”= Permitted.
- “C” = Permitted subject to Conditional Use Permit
- “A” = Permitted subject to Administrative approval.
- “a” = Permitted accessory use to a permitted or conditional use.
- “N” = Use Not Permitted.

Table 9 – Permitted Use Matrix Community Purpose Facility District

Use	Land Use District - CPF
Public and Semi-Public Uses:	
Recreation facilities (i.e. private swim clubs and parks) owned and maintained by non-profit organizations serving the local community (i.e. Little League ballfields)	P
Community Meeting Facilities	C
Day nursery, daycare school or nursery school (for-profit)	C
Day nursery, daycare school or nursery school (non-profit)	C
Educational Institution	C
Essential public services, including but not limited to, library, museum, public works facility, post office and other civic uses as determined by the Zoning Administrator	A
Group facility and/or residential retirement hotel	C
Public safety facility such as a police or fire station	A
Public utility and/or public service sub-station, reservoir, pumping plant and similar installation, except those regulated by the State of California	A



Use	Land Use District - CPF
Worship, spiritual growth and development	C
Schools ancillary to uses below:	
Senior care and recreation	P
Social and human services	C
Services for the homeless	C
Services for the military	C
Worship, spiritual growth and development	P
Youth organizations	C
General Commercial Uses:	
Recycling drop-off center	a
Snack bar or refreshment stand contained within a building	a
Temporary uses as described in "Temporary Use Section:	P
Theater, movie or live show	A

C. PROPERTY DEVELOPMENT STANDARDS

Property Development Standards for Community Purpose Facility sites shall be determined through the design review process.

D. PERFORMANCE STANDARDS

1. Front and street side yards shall be landscaped. Said landscaping shall consist predominately of plant materials except for necessary walks and drives. All planting and irrigation shall be in accordance with the City's Landscape Manual and the Landscape Water Conservation Ordinance. All landscaping shall be maintained in a healthy thriving condition, free from weeds, trash and debris.
2. All ground mounted mechanical equipment, including heating and air conditions units and trash receptacle areas, shall be completely screened from surrounding properties by a wall or fence, or shall be enclosed within a building. No material or equipment so screened shall have a height greater than the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Development Services Director.
3. All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from



view from on-site parking areas, adjacent public streets and residential uses within the Village Core.

4. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.
5. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building, wherever possible.
6. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility providers. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.
7. Except where otherwise approved on a site plan, outdoor storage areas shall be entirely enclosed by solid walls not less than six (6) feet in height to adequately screen outdoor uses. Stored materials shall not be visible above the required walls.
8. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.
9. Buildings shall be located to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption through the placement of windows, eave coverage, dual glazing and insulation.
10. Criteria and standards for design and hours of operation shall be addressed during review of the Conditional Use Permit, when required, and/or the Site Plan.
11. Parking spaces for electric carts and bicycle rack spaces may be required and will be determined during Design Review.



Alternative Compliance is subject to the discretion of the Development Services Director and recommendation from the Planning Commission. An alternative compliance mechanism (e.g. providing square footage within a building that will accommodate CPF uses or constructing a facility for CPF uses) may be approved, provided such alternative mechanism meets all the requirements of CVMC Section 19.48.025.

VII. Parking Regulations



A. PURPOSE

All regulations set forth in this section are for the purpose of providing convenient parking spaces for vehicles. The parking requirements of this Section are to be considered as the minimum necessary for such uses permitted by the respective zone.

The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion and promote public safety. It shall be the responsibility of the developer, owner, or operator of the specific use to provide and maintain adequate parking.

B. GENERAL PROVISIONS

1. On-street parking shall comply with the requirements of the Chula Vista Municipal Code. Should the City standards not adequately address on-street parking, particularly in terms of maintaining access for public safety on private streets and drives, special requirements shall be determined through site plan review and approved by the City Engineer.
2. Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed, for any new use established, for any addition or enlargement of an existing building or use, and for any change in the occupancy of an existing building.
3. For additions or enlargement of any existing building or use, or any change of occupancy or manner of operation that would increase the number of parking spaces required, the additional parking spaces shall be required only for such addition, enlargement, or change and not for the entire building or use, unless required as a condition of approval of a Conditional Use Permit.
4. When possible, the required parking facilities needed for any development shall be located on the same site. If an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site (i.e. residential parking may be located within an adjacent mixed-use parcel as shared parking). Property within the ultimate right-of-way of a street or highway may be used to provide required parking loading or unloading facilities, subject to Design Review



5. The requirements of this ordinance shall apply to temporary as well as permanent uses.
6. All required off-street parking spaces shall be designed, located, constructed and maintained as fully usable during workday periods or as needed by the use of the premises.
7. The parking requirement for uses not specifically listed in the matrix shall be determined by reference to CVMC Chapter 19.62 (Off-Street Parking and Loading), or if not included therein, the approving authority may determine the parking requirement for the proposed use on the basis of requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.
8. In situations where a combination of uses is developed on a site, parking shall be provided for each of the uses on the site according to the schedule given in this section.
9. A maximum of 25 percent of the parking spaces required on any site may be provided as “compact” spaces for non-residential uses, subject to the approval of the Planning Commission (Major Design Review) or the Zoning Administrator (Minor Design Review).
10. The design of parking spaces and lots shall comply with the City of Chula Vista’s adopted parking table (PL-30) which establishes stall sizes relative to parking angle and aisle width.
11. Where the application of these schedules results in a fractional parking space, the fraction shall be rounded to the higher whole number.
12. All parking facilities required by this section shall be maintained in good operating condition for the duration of the use requiring such facilities. Such facilities shall be used exclusively for the parking of vehicles. Parking facilities shall not be used for the storage of merchandise, or, for the storage or repair of vehicles or equipment. Parking facilities shall not be used for the sale of merchandise, except on a temporary basis, pursuant to the Temporary Uses and Special Events section of these regulations.



13. For short term bicycle parking, permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack will be provided, (CalGreen Section 5.106.4.1)
14. For long term bicycle parking for buildings with over 10 tenant-occupants, five percent of tenant-occupant motorized vehicle parking capacity shall be provided as secure bicycle parking, with a minimum of one space. (CalGreen Section 5.106.4.2) Acceptable parking facilities shall be convenient from the street and may include, but not be limited to:
 - Covered, lockable enclosures with permanently anchored racks for bicycles;
 - Lockable bicycle rooms with permanently anchored racks; and
 - Lockable, permanently anchored bicycle lockers



C. SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

The off-street parking requirements are shown in the following table:

Table 10 - Off-Street Parking Requirements

Land Use	Minimum Off-Street Parking Required¹
Administrative and Professional Services	1 space/300 square feet of gross floor area; minimum of 4 spaces. 5 bicycle spaces for over 20,000 square feet of gross floor area
Commercial – General and Shopping Center Uses except as noted below:	1 space/200 square feet of gross floor area. 1 bicycle space/33 automobile spaces required
Eating and drinking establishments	1 space/each 2.5 seats or 1 space/50 square feet of seating area where there are no fixed seats. 2 bicycle spaces.
Fast food restaurants with drive-in or drive through	1space/each 7 seats plus 1 space per employee, minimum 15 spaces and an on-site queue line for at least eight (8) vehicles when drive through is included. 5 bicycle spaces.
Gasoline dispensing and/or automotive service stations	2 spaces plus four (4) for each service bay.
Appliance and/or furniture stores	1 space/600 square feet of gross floor area.
Hotels and motels	1 space per unit plus 1 space for every 25 rooms or portion thereof provided on the same lot.
Auto and/or truck sales	1/10 the car storage capacity of the facility.
Medical and dental offices or clinics, veterinary offices or clinics	1 space/200 square feet of gross floor area; minimum of 5 spaces. 2 bicycle spaces.
Mixed Use Commercial	To be determined during Design Review and approval based on specific uses, per Zoning Ordinance standard parking requirements.
Commercial recreation facilities:	Automobile spaces as listed below. 1 bicycle space/33 automobile spaces.
Bowling alleys, billiard halls	5 spaces/alley plus 2 for each billiard table plus required parking for other uses on the site.
Commercial stables	1 space/5 horses boarded on-site.
Driving range (golf)	1 space/tee plus required parking for any other uses on the site.
Miniature golf	3 spaces/hole plus required parking for any other uses on the site.

¹ Parking requirements may be reduced if joint parking arrangements are approved for “stacked land uses” and/or on street parking is granted via recorded agreements.



Land Use	Minimum Off-Street Parking Required¹
Skating rinks	1 space/100 square feet of gross floor area.
Tennis, handball and racquetball facilities	3 spaces/court plus required parking for any other uses on the site.
Theaters: Motion picture	1 space/3.5 seats
Playhouse	1 space/3.5 seats

Educational Institutions, Public or Private:

Elementary and middle school	1 space per employee, plus 5 spaces
Senior high school	1 space per 4 students
Colleges and vocational schools	0.5 spaces/faculty member and employee plus 1 space/3 students
Places of public assembly including places of worship.	1 space/3.5 seats within the main auditorium or 1 space/45 square feet of gross floor area within the main auditorium where there are no fixed seats

Manufacturing Uses:

Manufacturing	1 space per 1.5 employees or 1 space/800 square feet of gross floor area devoted to manufacturing plus the required parking for square footage devoted to other uses, whichever is greater. Ten (10) percent of the spaces provided must be designed for use by carpools.
Research and Development	1 space/300 square feet of gross floor area. Ten (10) percent of the spaces provided must be designed for use by carpools.
Storage	1 space/1,000 square feet of gross area for the first 20,000 square feet devoted to storage plus the required parking for square footage devoted to other use. 1 space/2,000 square feet for the second 20,000 square feet. 1 space/4,000 square feet for area in excess of 40,000 square feet.

Parks:

Parks (public or private)	To be evaluated based on proposed facilities and determined by the Development Services Director and Public Works Director and Recreation Director
Recreational courts (tennis, handball, racquetball and others)	To be evaluated based on proposed facilities and determined by the of Development Services Director and Director of Recreation



Land Use	Minimum Off-Street Parking Required¹
Public and Semi-Public Uses:	
Day nurseries, daycare schools, nursery schools	1 space/staff member plus 1 space/5 children or 1 space/10 children if adequate drop off facilities are provided and designed to accommodate a continuous flow of passenger vehicles to safely load and unload children. The adequacy of proposed drop off facilities shall be determined by the Development Services Director and Director of Recreation
Public Utilities	To be determined by the Development Services Director
Residential:^{2,3}	
SF-4	2 garage spaces/unit
RM-1 - Multi-Family Residential (detached)	2 garage spaces/unit + 1 on-street guest space/unit.
RM-1 - Multi-Family Residential (attached)	To be determined by Parking Study performed at Design Review Recommend 2 assigned spaces/unit (1 covered) and minimum 0.33 guest spaces/unit. Tandem garage spaces are permitted.
RM-2	1.0 spaces per studio 1.5 spaces per 1 bedroom unit 2.0 spaces per 2 bedroom unit 2.25 spaces per 3 bedroom unit or larger or as determined by Design Review Tandem spaces are permitted. Above requirements include 0.33 guest spaces/unit.
Senior, Congregate Care, or Affordable Housing	To be determined by Design Review. Tandem spaces are permitted. Parking requirements may be reduced for developments restricted to Affordable and Senior Citizens at the discretion of Planning Commission through a Conditional Use Permit procedure.

² See Property Development Standards (page 73) for parking space sizes.

³ Residential parking may be located within adjacent mixed-use parcels, subject to Design Review Approval.



Land Use Minimum Off-Street Parking Required¹

Handicapped Parking Requirements

Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by handicapped persons.

Handicapped parking spaces shall be provided for all uses other than residential at the following rate:

Number of Parking Spaces Provided	Number of Handicapped Spaces Required
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 1000	2% of total
1,001 and over	20 plus 1/100 spaces provided over 1,000

Handicapped parking spaces required by this section shall count toward fulfilling automobile parking requirements.

Bicycle Parking Requirements

The following matrix contains the minimum bicycle parking requirements. Only those uses identified in the matrix are required to install bicycle parking. Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle. If not specified by use, the number and location to be determined during Design Review.

Mixed Use, Community Purpose Facility and Multi-family Residential	Must be consistent with CALGreen Bicycle Parking requirements. Exact number and location to be determined through Design Review
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Motorcycle Off-Street Parking Requirements

Motorcycle parking shall be provided for all uses except residential at the following rate:

Uses with 25 to 100 automobile parking spaces	1 motorcycle space
Uses with more than 100 automobile parking spaces	1 motorcycle space for every 100 automobile spaces
Motorized Cart Spaces	To be determined during Design Review and approval based on specific uses.



D. PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all parking areas:

The following are minimums unless otherwise stated:

Residential

a. Standard

- Covered in a garage or carport – 10' x 20' each space
- Uncovered – 9' x 19' each space

b. Compact parking space 8' x 18'

Motorcycle parking space 4' x 8'

Bicycle parking space 2' x 6'

Automobile, handicapped, motorcycle, and bicycle: All parking stalls and maneuvering areas shall be paved and permanently maintained with asphalt, concrete or any other all-weather surfacing approved by the Zoning Administrator and subject to current City standards.

Motorized cart parking space dimensions shall be determined during Design Review.

Striping and Identification

- a. Automobile: All parking stalls shall be clearly outlined with double lines on the surface of the parking facility.
- b. Handicapped: All handicapped spaces shall be striped and marked according to the applicable State standards.
- c. Motorcycle: All motorcycle spaces shall have bollards installed and appropriately spaced to prevent automobile usage of the motorcycle area. Motorcycle spaces shall be marked so that they can be clearly identified for motorcycle usage.
- d. Bicycle: All bicycle spaces shall be clearly identified.



- e. Motorized carts: All motorized cart spaces shall be clearly identified and striped.

E. PERFORMANCE STANDARDS

1. Parking Screening Requirements

Off-street parking areas for more than five vehicles shall be effectively screened by a ten-foot wide landscaped strip and a masonry wall or fence of acceptable design. Such wall or fence shall be not less than three and one-half feet or more than six feet in height and shall be maintained in good condition without any advertising thereon. The requirements specified herein may be eliminated in whole or in part where, in the opinion of the Zoning Administrator, such requirements are not necessary for the proper protection of abutting property because of substantial grade differentials, the existence of adequate walls or other equally valid reasons.

2. Parking Area Landscaping

- a. Parking areas shall be landscaped in accordance with the City's landscape manual, the Village 8 East Design Plan and Master Landscape Plan.
- b. Any unused space resulting from the design of the parking area shall be used for landscaping purposes, if determined to be of appropriate size and location. Refer to the Village 8 East Design Plan for additional guidelines relating to parking lot landscaping.
- c. All landscaped parking lot islands shall have a minimum inside dimension of three feet and shall contain a twelve inch wide walk adjacent to the parking stall and be separated from vehicular areas by a six inch high by six inch wide concrete curb.
- d. All landscaped areas shall be irrigated automatically and kept in a healthy and thriving condition free from weeds, debris and trash.
- e. A minimum of one tree shall be provided for every 10 parking spaces within the parking lot landscaping (exclusive of required setback area landscaping). Said parking lot trees shall be evenly distributed throughout the



parking lot and in no case shall the trees be further than 100' apart. Parking lot design shall conform to the City's Shade Tree Policy.

3. Parking Area Lighting

- a. Lighting of all developed areas adjacent to the Preserve should be directed away from the Preserve, wherever feasible while meeting public safety requirements. Where necessary, development should provide adequate shielding with noninvasive plant materials (preferably native), berming, and/or other methods to protect the Preserve and sensitive species from night lighting. Consideration should be given to the use of low-pressure sodium lighting.
- b. All parking facilities shall have lighting in accordance with City of Chula Vista standards. The lighting shall be designed and installed to confine direct rays to the site. Parking lot lights shall be a maximum height of eighteen feet from the finished grade of the parking surface and directed away from the property lines.

4. Parking Area Front Setback

No part of any front yard or exterior side yard (*i.e.*, street side of a corner lot) shall be used for off-street parking or access, except driveways, unless authorized by the Zoning Administrator, pursuant to an approved site plan.

VIII. Comprehensive Sign Regulations



A. PURPOSE

The provisions of this Section shall establish the Comprehensive Sign Regulations. It is the purpose of these provisions to establish a comprehensive system for the regulation of on-site and off-site signs. These sign regulations are intended to achieve the following:

1. Protect the general public health, safety and welfare of the community by reducing possible safety and traffic hazards through good signage.
2. Direct people to various activities and uses in order to provide for maximum public convenience.
3. Provide a reasonable system of regulations that ensure the development of a high quality visual environment.
4. Encourage signs which are well designed and pleasing in appearance.
5. Encourage a desirable visual character which has a minimum of clutter and is compatible with the desired character of the community.
6. Enhance the economic value of the community and each development area through the regulation of such elements as size, number, location, design and illumination of signs.
7. Encourage signs which are well located and compatible with the function and use of adjacent areas.
8. Encourage a sign program with a consistent theme, which visually complements and blends with the landscape program.
9. Discourage proliferation of non-conforming signs which can be a visual blight to neighborhoods.

These Comprehensive Sign Regulations are intended to supplement the provisions of Chapter 19.60 of the Chula Vista Municipal Code (Signs). Signs which are permitted under the CVMC which are not expressly prohibited by this Section II.3.9 shall be permitted. Similarly, signs which are prohibited under the CVMC, unless expressly permitted herein shall be prohibited.



B. PERMIT REQUIREMENTS AND REVIEW PROCEDURES

No person, except a public officer or employee in performance of a public duty, shall post, paint, erect, place or otherwise fasten any sign, pennant or notice of any kind, visible from a public street except as provided herein. To ensure compliance with this section, a sign permit shall be required for any sign, pursuant to Sections 19.60.020 (Signs: Balancing) and 19.60.030 (Signs: Intent) of the Chula Vista Municipal Code, except as provided in these PC Regulations.

Any sign, monument, tablet, plaque or markers which are over 42 inches high and located within a public street right-of-way, or within a front yard or exterior side yard setback area as defined in the PC District Regulations, must have approval of the Zoning Administrator and City Engineer to ensure that architectural, pedestrian and vehicle access and safety issues are addressed.

A building permit is required for every sign, including those exempt from obtaining a sign permit. Building permits for signs must comply with all SPA signage regulations.

A Planned Signage Program shall be provided for the business park, commercial, mixed use, community purpose facility and multi-family land uses in accordance with these PC District Regulations.

1. Sign Permit Exception

The following signs shall be exempt from the sign permit requirements, however, an electrical and/or building permit may be required pursuant to the CVMC:

- a. Real estate signs for residential sales: No more than one sign for interior lots and two for corner lots (one sign per street frontage) not exceeding four (4) square feet in area and four and one-half (4-1/2) feet in height, provided it is unlit and is removed within fifteen (15) days after the close of escrow. Signs placed on the rear street frontage are prohibited. No more than five (5) off-site "Open House" signs not exceeding four (4) square feet in area and five (5) feet in height are permitted for directing prospective buyers to property offered for sale and must be removed on the same day as placed. Signs shall be located a minimum of three (3) feet from the sidewalk or 10 feet from the curb or edge of pavement, where no sidewalk exists.



- b. Temporary construction sign sites: Two (2) directory signs shall be permitted on the construction listing all contractors (may include financial institutions, real estate agents, subcontractors, etc.) not exceeding thirty-two (32) square feet each, unless legally required by government contracts to be larger. No sign shall exceed eight (8) feet in overall height and shall be located no closer than ten (10) feet to any property line. Such sign shall be removed upon the granting of occupancy by the City.
- c. Permanent window signage: may not exceed 20% of the window area of a commercial business frontage and is limited to the name of the business, service, or use, hours of operation, address and emergency information, except exposed neon tubing signs advertising products for sale on the premises, are permitted as permanent signs.
- d. Temporary advertising signage: Signs painted on the window or constructed of paper, cloth, or similar expendable material affixed on the window, wall or building surface, provided that all of the following conditions are met:
 - The total area of such signs shall not exceed twenty-five (25) percent of the window area; however, in all cases, twelve (12) square feet per business frontage is permitted.
 - Such signs shall be affixed to the surface for no more than thirty (30) continuous calendar days but for not more than sixty (60) days each calendar year, to promote a particular event or sale of product or merchandise.
 - Future tenant identification sign: Future tenant identification signs may be placed on vacant or developing property to advertise the future use of an approved project on the property and where information may be obtained. Such signs shall be limited to one (1) per fronting street and to a maximum of ninety-six (96) square feet in area and twelve (12) feet in overall height each. Further, such signs shall be placed no closer than ten (10)



feet to any property line. Any such sign shall be removed upon finalization of building permits. Where a project has in excess of 600 lineal feet of frontage, one additional sign for each 600 lineal feet is allowed.

2. Prohibited Signs and Lighting

All signs not expressly permitted are prohibited in all zones, including but not limited to the following:

- a. Roof signs.
- b. Flashing lights or signs.
- c. Animated signs or lights that convey the illusion of motion.
- d. Revolving or rotating signs.
- e. Vehicle signs (when parked or stored on property to identify a business or advertise a product).
- f. Portable signs (except where permitted in this section).
- g. Off-site signs (except temporary subdivision or real estate signs and political signs).
- h. Signs within the public right-of-way (except those required by a governmental agency). No sign shall be placed, erected or constructed on a utility pole, traffic device, traffic sign, warning sign, or so as to impede access to any public improvement, or to obstruct the vision of any such signs.
- i. Signs located on public property except as may be permitted in these regulations or required by a governmental agency.
- j. Signs within the public right-of-way prohibited by the Streets and Highway Code (Sec. 101 et. seq. and Sec. 1460 et. seq.), the Vehicle Code (Sec. 21400 et. seq.) and the Public Utilities Code (Sec. 7538 et. seq.).
- k. Signs blocking doors or fire escapes.



- l. External light bulb strings and exposed neon tubing outside of building (except for temporary uses such as Christmas tree lots, carnivals and other similar events with prior approval of the City).
- m. Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in these regulations).
- n. Advertising structures including billboards (except as otherwise permitted in these regulations).
- o. Statuary (statues and sculptures) advertising products or logos of the business located outside of the structure that houses the business.
- p. Flags, pennants and banners as defined in Section 19.60.060 CVMC – Signs: Definitions (except those approved as temporary special event or promotional signs).
- q. Freestanding signs mounted on poles exceeding 10 feet in total height.
- r. The use of decals, stick-on or transfer letters, or tape on the walls of parapets of buildings, fences, walls or other structures.
- s. Reader board/changeable copy signs, either electronic or non-electric except as permitted in this Section.
- t. Signs displayed as an imitation or to resemble official traffic warning devices or signs, that by color, location or lighting may confuse or disorient vehicular or pedestrian traffic. This does not include traffic or directional signs installed on private property to control on-site traffic.

3. Signs Relating to Inoperative Activities

Signs pertaining to activities or businesses which are no longer in operation, except for temporary closures for repairs, alteration or similar situations, shall be removed from the premises or the sign copy shall be removed within thirty (30) days after the premises have been vacated. Any such sign not removed within the



specified time shall constitute a nuisance and shall be subject to removal under the provisions of these regulations and local ordinance.

4. Enforcement, Legal Procedures and Penalties

Enforcement, legal procedures and penalties shall be in accordance with the enforcement procedures established by Chapter 19.06 (General Plan) of the Chula Vista Municipal Code. Unauthorized illegal signs may be abated by the City in accordance with local ordinance. If said sign is stored by the City, the owner may recover said sign from the City upon payment to the City of any storage and/or removal charge incurred by the City. The minimum charge shall be no less than three dollars (\$3.00) per sign. All signs removed by the City may be destroyed thirty (30) calendar days following removal. If any sign, in the opinion of the Development Services Director/Zoning Administrator, is an immediate threat to public health and safety, said sign shall be immediately and summarily removed with the cost of said removal charged to the property owner in accordance with local ordinances.

5. Construction and Maintenance

Every sign and all parts, portions and materials shall be manufactured, assembled and erected in compliance with all applicable State, Federal and City regulations and the Uniform Building Code.

Every sign and all parts, portions and materials shall be maintained and kept in proper repair and safe structural condition at all times. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked or broken surfaces and malfunctioning or damaged portions of a sign shall be repaired or replaced within thirty (30) calendar days following notification of the business by the City. Noncompliance with such a request will constitute a nuisance and will be abated. Any maintenance, except a change of copy, which does not involve structural change, is permitted.

C. SIGN REGULATION

Sign permits may be issued for signs included under this Section, provided the signs are in compliance with all other applicable laws and ordinances.



1. Signs Permitted in Any Land Use District

The following signs may be permitted in any land use district and are subject to the provisions listed below:

- a. Convenience Signs: On-site signs no greater than four (4) square feet necessary for public convenience or safety may be approved by the Development Services Director or his designee. Signs containing information such as “entrance,” “exit,” or directional arrows shall be designed to be viewed from on-site or from an area adjacent to the site by pedestrians or motorists. Signs that convey advertising or products shall not be considered a convenience sign.
- b. Public and Quasi-Public Signs: Places of worship, schools, community centers and any other public or institutional building, on any mixed use, community purpose facility, school, park or residential district, shall be allowed signs as provided by Section 19.60.595 (Signs: Other Zones) of the Chula Vista Municipal Code.
- c. Special Event Signs: Special Event signs may be approved for a limited period of time as a means of publicizing special events such as grand openings, new management, inventory sales, Christmas tree lots, parades, rodeos, and fairs that are to take place within the community. No more than four off-site signs up to thirty-two square feet in size and eight feet in height are allowed. Such signs shall be consistent with the provisions for temporary signs as described by the Chula Vista Municipal Code Section 19.60.500 (Signs: Sign Rules - All Commercial Zones).
- d. Temporary On-Site Subdivision Signs:
- e. One (1) temporary, on-site subdivision sign not to exceed 64 square feet in total area for two (2) sides or 32 square feet for one (1) side and a total overall height of twelve (12) feet may be permitted on each Circulation Element street frontage of each neighborhood, not to exceed two (2) such signs per street at any one time.



- Such sign shall be for the identification of a subdivision, price information and the developer's name, address and telephone number.
 - Such signs shall be removed after thirty-six months. Twelve month extension requests may be submitted by the developer for consideration by the Zoning Administrator prior to the expiration date.
 - Such signs shall be removed within ten (10) calendar days from the date of the final sale of the land and/or residences.
 - Signs shall be maintained in good repair at all times by the applicant developer or property owner.
- f. Off-Site Subdivision Directional Sign: Directional signage to subdivision development projects located off-site shall comply with the City of Chula Vista Kiosk Sign Program, pursuant to CVMC Section 19.60.450 (Signs: P-C Zone). The provisions of this program address the location, size and design of kiosk structures and panels, administration, maintenance and removal of such signage. It is intended to provide a uniform, coordinated method for directional signage to residential projects in the City of Chula Vista east of Interstate 805.
- g. Each sign may contain the name of the subdivision and directional arrow.
- Any sign approved for a particular subdivision within the Villages shall not be changed to another subdivision without prior approval of the Development Services Director/Zoning Administrator.
 - No other directional signage may be used, including posters, portable signs, vehicle signs, trailer signs or temporary subdivision signs.



- Said signage shall be allowed until the units within the subdivision are sold out, or a period of twenty-four months, whichever comes first. Extensions of twelve (12) months may be approved by the Development Services Director/Zoning Administrator.
- The placement of each sign structure and its copy shall be reviewed and approved by the Development Services Director or his/her designee.

2. Commercial, Community Purpose and Multi-Family Signs:

A Planned Signage Program is required to be approved concurrently with or as a condition of approval of the Site Plan and Design Review for commercial, mixed use, community purpose facility and multi-family residential land uses. The purpose of the program is to integrate signs with the proposed architectural and landscaping design guidelines. This shall be achieved by requiring signs that:

- Use the same background color.
- Utilize no more than three different colors per sign for lettering.
- Utilize consistent structural support and materials for signs.
- Utilize a landscape setting, logos, color scheme or other methods consistent with the SPA Plan and approved by the Zoning Administrator to convey a unique theme.
- Use the same form of illumination for all signs, or by using varied forms of illumination determined to be compatible by the Zoning Administrator.
- Vary from the above standards if the signage can be determined by the Zoning Administrator to be compatible with the surrounding community character.



The planned signing program must comply with the above criteria. Some reference is made to the Chula Vista Municipal Code. Where there is a conflict, these regulations shall take precedence.

D. MIXED USE/COMMERCIAL

1. Types and Numbers of Permitted Signs:

Two ground or monument signs identifying the name of the mixed use center and no more than two anchor tenants. Monument signs for individual businesses are not permitted.

One wall or marquee sign per street frontage, identifying the mixed use center and each individual tenant, consistent with Section 19.60.530 CVMC (Signs: Neighborhood Commercial). Marquee signs are limited to use in conjunction with an entry to a suite of tenants.

One hanging sign per tenant per street frontage. Hanging signs, utilizing a decorative sign suspended from a structure above a walkway or sidewalk on a decorative horizontal pole or awning. These signs are attractive as an alternative or supplement to wall signs in pedestrian walkways. Where they are used, wall and other types of signage should be reduced an equivalent amount to reduce sign clutter.

2. General Size and Locations of Signs:

Sign sizes and locations are regulated pursuant to Section 19.60.530 CVMC (Signs: CN – Neighborhood Commercial Zone).

Ground or monument center identification sign maximum size is 50 square feet per side, and six feet in height. Sign locations are limited to one per street frontage.

Hanging sign maximum size is 12 square feet per side, but should not interfere with or obstruct pedestrians, vehicle sight distance or required landscaping. Hanging signs are to be located near the public entrance.

The Master Precise Plan to be prepared for the Village Core will incorporate more detailed design criteria for the Mixed Use District.



E. COMMUNITY PURPOSE FACILITY

1. Types and Numbers of Permitted Signs:

- a. One ground or monument and one wall or marquee sign per street frontage, consistent with Section 19.60.595 CVMC (Signs: Other Zones).
- b. One non-illuminated, freestanding symbol.

2. General Size and Location of Signs:

- a. Size of signs or symbols not to exceed 6 feet in height or 32 square feet. Each sign face may not exceed 32 square feet.
- b. Locations pursuant to Section 19.34.040 CVMC (Signs: Other Zones) and limit of one sign per street frontage.

F. MULTI-FAMILY RESIDENTIAL

1. Types, Numbers, Size, and Locations of Permitted Signs:

- a. Ground or monument signs, wall signs, managers sign and vacancy signs pursuant to Section 19.60.410 CVMC (Signs: R-3 Zone) are permitted with the following exceptions:
- b. One ground or monument and one wall sign per street frontage is permitted.
- c. Ground/monument signs shall be a maximum of 24 square feet of sign face per side and a maximum of 4 feet in height.
- d. Separate vacancy signs are not permitted, but must be combined with monument or wall signs.
- e. Freestanding signs are not permitted.

G. TRAIL, PRESERVE AND OPEN SPACE SIGNAGE

- Signage for the Greenbelt Trail/OVRP Trail shall be consistent with the Greenbelt MasterPlan and OVRP Trail Master Plan.



- Signage within the 100' Preserve Edge and any area adjacent to the Preserve shall be consistent with the Otay Ranch Preserve Owner/Manager "Sensitive habitat/no trespassing" sign requirements.
- Other trail signage shall be consistent with the project specific sign program.

H. SIGN DESIGN STANDARDS

Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings, or the type of business, institution or residential use on the site, and to the extent possible, compatibility with adjacent land uses.

1. Relationship to Buildings

Signs located upon a lot with only one main building housing the use which the sign identifies, shall be designed to be compatible with the predominate visual elements of the building, such as construction materials, color, or other design details. Each sign located upon a lot with more than one main building, such as a mixed use center, community purpose facility, school or multi-family residential developed in accordance with a common plan, shall be designed to be compatible with predominant visual design elements common or similar to all such buildings or the buildings occupied by the "main tenants" or principal uses.

The Development Services Director may condition approval of any sign to require incorporation of such visual elements into the design of the sign where such an element(s) is necessary to achieve a significant visual relationship between the sign and building or buildings.

2. Landscaping

Each freestanding sign shall be located in a planted landscaped area which is of a shape, design and size (equal to at least the maximum allowable sign area) that will provide a compatible setting and ground definition to the sign. The planted landscaped area shall be maintained in a neat, healthy and thriving condition.



3. Illumination and Motion

Signs shall be non-moving stationary structures (in all components) and illumination, if any, shall be maintained by artificial light which is stationary and constant in intensity and color at all times (non-flashing).

4. Sign Copy

The name of the business, use, service and/or identifying logo shall be the dominant message on the sign. The use of advertising information such as lists of products (more than one product), is prohibited.

5. Relationship to Streets

Signs shall be designed so as not to obstruct any pedestrian, bicyclist or driver's view of the street right-of-way.

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IX. Special Uses & Conditions



A. PURPOSE

This section provides additional regulation for special uses and conditions which require special review standards beyond those of the basic land use districts. Temporary uses, home occupations and private recreation/amusement facilities are addressed in this section. Where this section prescribes regulations which are more restrictive than that of the Land Use District, the provisions of this section shall apply.

B. TEMPORARY USES & SPECIAL EVENTS

1. Purpose

The provisions of this section shall apply to uses allowed for a limited amount of time, as specified herein. Temporary uses are subject to administrative approval by the Zoning Administrator, except as noted.

2. Temporary Uses Listed

- a. Circuses, rodeos, parades or similar outdoor entertainment or enterprises, subject to not more than five days of operation in any calendar year. Requests exceeding these time limitations will require the submittal and approval of a Conditional Use Permit.
- b. Christmas tree sales, Halloween pumpkin sales and other holiday sales subject to not more than forty days of site occupation and operation in any calendar year.
- c. Subdivision sales offices, sales information centers, sales pavilions, and model home complexes and signage located within the subdivision, subject to the following minimum requirements:
- d. Offices shall be no closer than one vacant lot to an existing dwelling unit not part of the subdivision. Trailers may be used for no more than 120 calendar days or until such time as the subdivision sales offices have been completed, whichever is less.



- e. Trailers used as sales offices for lot sales without model homes may be used for a period greater than 120 days, subject to site plan and architectural review approval and the maximum use period listed herein.
- f. An asphaltic or concrete paved parking lot shall provide sufficient parking spaces to accommodate said use.
- g. Faithful performance bonding, in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required.
- h. Other conditions that the Zoning Administrator deems necessary to ensure that the sales office will not constitute or be objectionable to the residential uses in the neighborhood.
- i. Outdoor art and craft shows and exhibits, subject to not more than three calendar days of operation or exhibition in any sixty calendar day period.
- j. Contractors' offices and storage yards on the site of an active construction project.
- k. Mobile home residences for security purposes on the site of an active construction project.
- l. Seasonal retail sales of agricultural products (fruit and vegetable stands) of periods for less than ninety days, if said products are raised on the premises.
- m. Temporary use of properly-designated mobile trailer units for classrooms, offices, banks, etc., for periods not to exceed ninety days subject to Administrative Review. Requests for such uses of more than ninety days in duration shall require the approval of a Conditional Use permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire and health codes.



- n. For any agricultural and animal husbandry activity or project (4H, FFA or similar) conducted for educational purposes or school districts, a permit may be granted in any district when the Zoning Administrator determines that such use will not cause a public nuisance relative to sanitation and health conditions.
- o. Charitable or school sponsored drop-off bins for recycling of cans, newspapers, or similar items, or for drop-off of clothes and small items. Bins shall be located in the parking lots of businesses or other public or semi-public property on a temporary basis when written permission is granted by the property owner or business owner. Said bins shall be kept in a neat and orderly manner.
- p. Community gardens as developed and operated in accordance with the guidelines in the Village 8 East Park Parks, Recreation Open Space and Trails Master Plan.
- q. Temporary tract signs for marketing purposes.
- r. Additional uses determined to be similar to the foregoing in the manner prescribed by these regulations.

3. Permits and Bonds

All temporary uses shall be subject to the issuance of a Temporary Use Permit by the Zoning Administrator and other necessary permits and licenses, including but not limited to, building permits, sign permits and solicitors or vending licenses. In the issuance of such a permit, the Zoning Administrator shall indicate the permitted hours of operation and any other conditions, such as walls, fences or lighting, which are deemed necessary to reduce possible detrimental effects to surrounding developments and to protect the public health, safety and welfare. Prior to the issuance of a permit for a temporary use, a cash deposit may be required to be deposited with the City. This cash deposit shall be used to defray the costs of property cleanup by the City in the event the permittee fails to do same.



4. Extension or Modification of Limits

Upon written application, the Zoning Administrator may extend the time within which temporary uses may be operated, or may modify the limitations under which such uses may be conducted if the Zoning Administrator determines that such extension or modification is in accord with the purposes of the zoning regulations.

5. Condition of Site Following Temporary Use

Each site occupied by a temporary use shall be left free of debris, litter or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used only in accord with the provisions of the zoning regulations.

6. Fee

The application shall be accompanied by a fee established by the Master Fee Schedule to cover the cost of processing the application prescribed in this section.

C. HOME OCCUPATIONS

1. General Provisions

Home occupations may be permitted only when in compliance with the conditions listed herein. A permit must be issued by the Zoning Administrator prior to operation of such use. The fee shall be in accordance with the Master Fee Schedule.

- a. There shall be no stock in trade or exterior storage of materials in the conduct of home occupation.
- b. A home occupation shall be conducted entirely within a dwelling; if in an attached or a detached garage, it shall not impede the use of said garage for vehicle storage.
- c. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers, or causes fluctuations in line voltage outside the dwelling unit, shall be prohibited.
- d. No one other than the residents of the dwelling unit may be engaged in the conduct of the home occupation.



- e. There shall be no sale of goods on the premises.
- f. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.
- g. There shall be no signs other than those permitted by these regulations.
- h. The required residential off-street parking shall be maintained.
- i. A home occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the land use district in which it is located.
- j. No vehicles or trailers (including pick-up trucks and vans) or construction and other equipment, except those normally incidental to residential use, shall be kept on the site.

D. PRIVATE RECREATIONAL FACILITIES

Construction of recreation courts, including necessary fencing and lighting, may be permitted subject to administrative review and a finding that adjacent properties will not be unduly affected (public parks are exempt from these requirements).

Recreation courts shall meet the following minimum standards:

- 1. A maximum 20-foot high fence (measured from the finished grade of the court) shall be allowed. Fences shall include a screening material which screens the court activity from off-site view and which improves the appearance of the fence.
- 2. Maximum of eight lights permitted, mounted at a height not to exceed twenty-two feet and may be used between 7 a.m. and 10 p.m. All lights and light fixtures shall be certified by a qualified lighting engineer to:
 - a. Be designed, constructed, mounted and maintained such that, the light source is cut off when viewed from



any point five feet above the ground measured at the lot line.

- b. Be designed, constructed, mounted and maintained such that the maximum illumination intensity measured at the wall of any residential building on abutting property shall not exceed 2 foot candle above ambient levels.
3. The surface area of any recreational court shall be designed, painted, colored and/or textured to reduce the reflection from any light incident thereon.
4. Landscaping shall be installed as required between the fence and the property line.
5. The hours of operation of private recreation facilities shall be governed by the appropriate Homeowners Association or property owner, but shall generally be between 7 a.m. and 9 p.m.

X. Implementation & Administration



A. PURPOSE

The purpose of this section is to define certain implementation and administrative procedures to provide clear instructions and notice to property owners and developers within The Village 8 East SPA Plan regarding permit and plan approvals. The general intent of these regulations is to use the standard procedures provided in Chapter 19.14 CVMC (Administrative Procedures, Conditional Uses and Variances) except where special procedures are required or defined herein.

1. Adoption of Planned Community District Regulations

These Planned Community (PC) District Regulations are adopted pursuant to Title 19, Zoning, of the Chula Vista Municipal Code and are intended to implement and integrate the Chula Vista General Plan, the Otay Ranch General Development Plan (GDP), and the Village 8 East Sectional Planning Area (SPA) Plan. The Village 8 East Specific Planning Area is zoned P-C Planned Community pursuant to the adoption of the Otay Ranch GDP and Chapter 19.48 CVMC (P-C-Planned Community Zone). These regulations provide for the implementation of the GDP and P-C zone by setting forth the development and use standards for all property within the Village East Planned Community District by establishing:

- Setbacks;
- Building heights;
- Parking requirements;
- Landscape requirements;
- Use restrictions;
- Animal regulations;
- Density of development limitations;
- Lot size, width and depth standards;
- Fencing requirements; and,
- Signing regulations.

2. Amendments

Changes to the boundaries of the zoning districts shall be made by ordinance and shall be reflected on the official Village 8 East Zoning District Map as provided in Exhibit 1. Minor changes resulting from the approval of a tentative or final map shall be made to the Zoning District Map as an administrative matter. Approval of a zone change



requires affirmative action following a public hearing by both the Planning Commission and City Council in accordance with the provisions of CVMC Chapter 19.12 (Legislative Zoning Procedure).

3. Effects of Regulations

The provisions of Chapter III, Residential Districts, Chapter IV, Open Space & Parks District and Chapter V, Community Purpose Facility, governing the use of land, buildings, structures, building setbacks, building height, performance standards and other provisions are hereby declared to be in effect upon all land included within the boundaries of each and every zoning district established by these Planned Community District Regulations.

4. Multiple Applications

When an applicant applies for more than one permit or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker or decision-making body pursuant to the requirements of CVMC Section 19.14.050.

B. SPA INTERPRETATION

1. Substantial Conformance

The Zoning Administrator may determine an application is in substantial conformance with the adopted SPA document, subject to the following findings:

- a. The proposed project or use is substantially consistent with the Chula Vista General Plan and adopted City policies.
- b. The proposed project or use is substantially consistent with the Village 8 East SPA Plan and its purpose and intent. Land use and circulation patterns are generally consistent. Statistical variations such as site area calculations shall be less than 10%.
- c. The proposed project or use meets the provisions of Chapters III, IV, and V governing the use of land, buildings, structures, building setbacks, building height, performance standards and other provisions. Any deviation from these standards shall require a variance.
- d. The proposed project or use substantially complies with the Village 8 East Landscape Master Plan and Master Precise Plan, as applicable. Some deviation from standards and guidelines are permitted as long as the overall project meets the overall design



intent and vision specified in the Village 8 East Design Plan, as applicable.

- e. The proposed project or use will not, under circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
- f. The proposed project or use is substantially consistent with the principles and overall quality of design established for the Otay Ranch Planned Community.

The Zoning Administrator shall set a reasonable time for the consideration of each application to the applicant and to other interested persons as defined in CVMC 19.14 – Administrative Procedures – Permits – Applicants – Hearings – Appeals. In the event objections or protests are received, the Zoning Administrator shall set the matter for public hearing as provided therein.

2. Clarification of Ambiguity

If ambiguity arises concerning the proper classification of a particular parcel within the meaning and intent of Chapters III, IV and V, Development Regulations, or the Village Design Plan, or if ambiguity exists with respect to height, setbacks, lot area requirement or zoning district boundaries as set forth herein, the Zoning Administrator shall make a determination clarifying said ambiguity based upon the pertinent facts and the intent of the SPA. A decision rendered by the Zoning Administrator concerning said ambiguity may be appealed in accordance with the appeal procedure set forth in CVMC Section 19.14.100. For ambiguities that arise from applications requiring a public hearing by a decision making body other than the Zoning Administrator, the determination of the Zoning Administrator shall be forwarded to the appropriate decision making body as a recommendation.

C. REVIEW PROCESS

This section includes the distinct administrative procedures for reviewing the design and development of new buildings and uses within the Village 8 East SPA Plan area. Additional permits may be required and shall be subject to and processed in accordance with the CVMC.

1. Preliminary Review

The Master Developer shall participate in a preliminary design review process prior to application submittal to the City until final build out



has been achieved. The preliminary review by the Master Developer is for recommendation only. Each application to the City shall be accompanied by this Master Developer to City staff for approval, modification or denial of the proposed project. This process is intended to add an extra level of review and compliance with previously adopted plans.

In addition, it is strongly encouraged that project applicants request a pre-application meeting with planning staff to review the scope of the proposed project and the required applications and submittal materials. The pre-applicant meeting will be subject to the City of Chula Vista fee schedule.

2. Level and Scope of Reviews

a. Design Review

Design review is intended to provide sufficient details in site planning, architectural design and landscape architectural design to enable a specific development project design to be reviewed with respect to compliance with the Village 8 East SPA Plan, P.C. District Regulations, Village Design Plan, Landscape Master Plan and Master Precise Plan, as applicable. Typically, Design Review will be performed on a parcel, but may also include a group of buildings so long as a conceptual design of the entire parcel is provided. Because of the importance of design context and continuity of streetscapes, Design Review submittals shall be required to address the entire Planning Area as shown on the Site Utilization Plan on which the proposed project is located at a conceptual level. This conceptual planning provides assurance that options for the logical build-out can occur, but is not specifically adopted as a constraint on other alternatives that may be considered in the future, so long as they are in substantial conformance with the Design Review Approval. Any projects found not to be in substantial conformance by the Zoning Administrator may apply for an amendment to the previous Design Review approval with the Planning Commission.

Another alternative is the consideration of phased intensification. A building complex may intensify over time as a planned intensification. This phasing may be approved with the initial Design Review application at the option of the applicant if the Design Review application is for partial build-out of a planning area in compliance with the Village 8 East SPA and Design Plan, as applicable.

The scope of the Design Review shall be limited to compliance with the provisions of these PC District Regulations and related



SPA documents as specifically provided for in CVMC Section 19.14.582. Village 8 East is intended to be a vibrant community with a variety of uses, activities and design features that promote a pedestrian friendly environment with proximity to parks, schools, CPF uses and adjacent shopping, entertainment and transit. These PC District Regulations provide the basis for future development. Adherence to any specific architectural style or any set of preconceived design solutions beyond what is specified in the Village 8 East Design Plan, as applicable, is neither required nor desired. The Design Review process requires a determination that a project is in compliance with the defined standards and guidelines of the Village 8 East SPA and Design Plans.

Because of the wide range of appropriate design options within Village 8 East, any Design Review submittal that meets the prescriptive standards of the Village 8 East SPA and Design Plans, as applicable, shall be deemed to be in conformance with the SPA unless evidence is presented to refute the conclusion. Any and all design revisions or conditions applied to a proposed project by the Planning Commission, Zoning Administrator or other reviewing and approving body will only be made in order to meet the Village 8 East design objectives. Any determination made by the appropriate decision making body that the proposed decision is in conflict with the Village 8 East SPA Plan shall clearly identify the specific objective, policy or design guideline that is found in conflict with said Village 8 East design. The fact that a proposed design is not illustrated in the Village 8 East SPA Plan, Village Design Plan, Landscape Master Plan or Master Precise Plan is not evidence of a conflict. The Village 8 East Design Plan provides examples of both single family and multi-family site layout. Substantial evidence of a conflict requires that the design proposal be inconsistent with the design character conveyed by the multiple examples.

Major Design Review is required for all proposed projects within the RM-1 and RM-2 Residential Zones and single family lots less than 2,700 square feet (average) are subject to Major Design Review. Major Design Review requires Planning Commission approval.

Minor Design Review is required for all proposed projects within the SF-4 Residential Zone and lots served by alleys in the RM-1 Residential Zone and single family lots exceeding 2,700 square feet (average). Minor Design Review requires Zoning Administrator approval.



b. Intensity Transfer

- i. Intensity Transfer is an administrative process, conducted by the Zoning Administrator to ensure that implementation of the Village 8 East SPA Plan does not exceed the maximum number of units authorized.
- ii. The Village 8 East Site Utilization Plan is intended to provide the general design intent of the Village 8 East SPA Plan; however, this SPA recognizes the need for flexibility in planning to accommodate future development constraints and market demands. Notwithstanding the foregoing, unless a proposed project is exactly consistent with the target intensity shown for that planning area on the Site Utilization Plan Table, an intensity transfer is required. Any transfer of intensity between planning areas within the same land use is permitted provided said transfer is consistent with the SPA Plan, the circulation system and the technical studies of the project EIR as it relates to infrastructure and the overall target intensity of 3,560 residential units. Any other type of transfer shall require a SPA Amendment. The Zoning Administrator shall approve or deny the proposed intensity transfer subject to the following findings and conditions:
 - The resulting density of both the granting and receiving planning areas shall be consistent with the density ranges specified for each area.
 - The overall SPA intensity shall not be exceeded.
 - The Builder/Applicant has received a letter of recommendation for approval, modification or denial of the intensity transfer from the Master Developer and/or any impacted property owner.
 - The planned identity of Village 8 East is preserved including the creation of a pedestrian friendly community.
 - Public facilities and infrastructure including schools and parks shall be provided based on the final number of units and the Builder/Applicant shall agree to pay any additional fees resulting from said transfer. Preserve conveyance obligation shall be based upon the development area reflected on the final map.
 - The overall target intensity of 3,560 residential units is maintained within Village 8 East.



- iii. If a shift of Community Purpose Facility (CPF) sites or square footage/acreage between planning areas occurs, a SPA Amendment shall be required. The total square footage/acreage for CPF sites shall meet the Village 8 East CPF obligation pursuant to the Land Offer Agreement between the City of Chula Vista and SSBT LCRE V, LLC, dated July 8, 2014.
- iv. Transfers of intensity to unused school sites if the site is not accepted by the school district shall be as follows:
 - Parcel S-1 shall revert to the RM-2 Residential Zone as depicted on the Village 8 East Zoning District Map;

Villages 3 North and a Portion of Village 4 (Village 3 North), 8 East and 10 (“University Villages Project”) are concurrently being planned and processed as separate SPA Plans. Pursuant to the Land Offer Agreement (LOA) between the City of Chula Vista and SSBT LCRE V, LLC (Applicant) dated July 8, 2014, 6,897 units are allocated amongst the three SPA Plan Areas. Because these villages will be built out over approximately 15 years, it is difficult to anticipate market demand in each village throughout build-out. Therefore, to accommodate future fluctuations in market demand, the LOA permits density transfers between villages of up to 15% of the total units authorized for each village. The criteria below must be met in order for the density transfer to be approved administratively. The Zoning Administrator will determine, based upon the scope of the proposed density transfer, whether additional information (i.e. traffic, air quality, global climate change, utilities, etc.) is necessary for Administrative Approval of the density transfer;

Pursuant to the LOA, the Applicant may transfer, at its discretion, up to fifteen percent (15%) of the units allocated to a village within the University Villages Project to another village within the Project. The Zoning Administrator may approve, in his or her discretion, any transfer of units more than fifteen percent (15%) or any transfer of units to another village within Otay Ranch but not within the University Villages Project, if all of the following requirements are satisfied;

- The transfer of units between villages is consistent with the village design policies and the Entitlements for the village into which the units are being transferred;
- The total number of units authorized (6,897) within the University Villages Project is not exceeded;



- Public facilities and infrastructure including schools and parks are provided based on the final number of units within each village or Planning area and the Builder/Applicant shall agree to pay any additional fees resulting from said transfer;
- The planned identity of the villages are preserved including the creation of pedestrian friendly and transit-oriented development;
- Preserve conveyance obligations shall be based on the final map development area; and
- The Builder/Applicant has provided supporting technical studies, if necessary, to the satisfaction of the Zoning Administrator that substantiate adequate infrastructure exists to support the intensity transfer.
- The Builder/Applicant shall provide the City a letter of recommendation for approval, modification or denial of the intensity transfer from the Master Developer and/or property owners impacted by the proposed transfer.
- The resulting density of both the granting and receiving planning areas shall be consistent with the density ranges specified for each area and the overall SPA densities shall not be exceeded.

c. Site Plan and Architectural Review

Site Plan and Architectural Review shall be completed pursuant to the requirements and procedures set forth in CVMC Section 19.14.420-480.

d. Summary of Discretionary Review

Table 11, discretionary Permit Matrix for the Village 8 East SPA Plan area summarizes the review authority for each step of approval.



Table 11 - Discretionary Approval Matrix

Approving Authority: A
Recommendation Authority: R

Action	City Council	Planning Commission	Zoning Administrator	Administrative Staff
GDP Adoption / Amendment	A	R		R
SPA Adoption / Amendment	A	R		R
Environmental Documents	A ¹	R/A ¹		R/A ¹
Tentative Subdivision Map	A	R		R
Parcel Map (4 lots/units or less) ²				A
Final Map ²	A			R
Conditional Use Permit (CUP)		A	R	
Administrative CUP (A)			R	
Major Design Review ³		A		
Minor Design Review ⁴			A	
Intensity Transfers			A	
Sign Program			A	R
Temporary Use Permit				A
Site Plan & Architectural Review				A
Appeals ⁵	A			

¹ Environmental documents must be approved by the approving body which has jurisdiction over the project.

² Information item only. No public hearing required, requires City Engineer Approval

³ Major Design Review is required for all proposed projects within the RM-1 and RM-2 Residential Zones and single family lots less than 2,700 square feet (average) are subject to Major Design Review. Buildings within the "T" zone 20,000 sf or less are exempt from Major Design Review pursuant to CVMC19.14.582

⁴ Minor Design Review is required for all proposed projects within the SF-4 Residential Zone and lots served by alleys in the RM-1 Residential Zone and single family lots exceeding 2,700 square feet (average).

⁵ Appeals shall be reviewed in accordance with CVMC Section 19.14.583.



3. Submittal Requirements

a. Design Review

Design Review shall comply with the procedures and requirements set forth in CVMC Section 19.14.581 through 19.14.600, except that the Zoning Administrator shall have the authority for review and approval of any application for proposed residential uses within the SF-4 Residential Zone , lots served by alleys in the RM-1 Residential Zone and single family lots exceeding 2,700 square feet (average). The Zoning Administrator shall have, at his sole discretion, the right to refer such Design Review applications to the Planning Commission for their action. Submittal items shall include the following:

- i. Completed City of Chula Vista Development Services Department Application Checklist and all required submittal items listed therein.
- ii. Completed Village 8 East Design Review Compliance Checklist (see Exhibit 11), which shall be used to evaluate the proposed project's conformance with the adopted Village 8 East SPA Plan/Design Plan, Village 8 East Landscape Master Plan and Village 8 East Master Precise Plan as applicable.
- iii. Other required Documents, Exhibits and Plans include:
 - Lighting Plan including location, type and shielding devices (if any) to shield adjoining properties from light spillage.
 - Color and Materials Board.
 - Site Photographs.
 - Written statement and/or exhibits, as applicable, indicating compliance with applicable required EIR mitigation measures and SPA/TM Conditions of Approval.
- iv. Additional items required with application to be updated upon project approval include the following:



- v. Planning area building-out concept plans if project does not include an entire planning area.
- vi. Technical studies or information, as required, to demonstrate the project is in compliance with CEQA and/or City Regulations.



Exhibit 4 - Village 8 East Design Review Compliance Checklist

- ☐ Has the project complied with all Design Review submittal requirements (Chapter X)?
- ☐ Building Height: Is the building height consistent with the Development Regulations (Chapter III)?
- ☐ Building Setbacks: Is the building(s) setback consistent with the Development Regulations (Chapter III)?
- ☐ Building Use: Are the proposed uses within the building consistent with the Permitted land uses for the zoning district (Chapters I and II)?
- ☐ Intensity: Is the proposed intensity consistent with the Village 8 East Site Utilization Plan and Table (SPA)?
- ☐ Intensity Transfer: Will an Intensity Transfer be required to implement the project? If so, has the Zoning Administrator approved the transfer? (Documentation Attached)
- ☐ Parking: Does the project provide adequate parking spaces for the intended uses, based on (circle one)
 - A shared or management parking program previously approved;
 - An adequate shared or managed parking program submitted with the application;
 - Conventional City parking standards; or
 - Parking Regulations (Chapter VI)
- ☐ Parking circulation design: Is the design of parking circulation, gates, backup spacing, running radii and stacking distances adequate for the intended use(s)?
- ☐ Parking Space Sizes: Are the parking space sizes adequate for the use(s) intended?
- ☐ On Street Parking: If on street parking is being used to satisfy part of the parking requirement, have these spaces been used for a previously approved project?
- ☐ Parking Structure: If a parking structure is proposed that fronts on the street, has the street level been designed to enhance the pedestrian experience by (circle all that apply):
 - Appearance softened with landscaping;
 - Street level residential units or uses other than parking structure;



- Architecturally treated to provide an attractive finished aesthetic or artistic feature; or
 - Other acceptable design technique\
- ☐ Loading Areas: If loading areas are proposed, are these areas designed to minimize disruption to pedestrian and vehicular traffic?
- ☐ Trash: Are trash receptacles appropriately located out of public view or adequately screened?
- ☐ Encroachments: If encroachments into the public right-of-way are proposed, do these encroachments create any unacceptable public risks that are not addressed in the application? Has an encroachment permit been submitted? If so, attached documentation.
- ☐ Parks: Is the project consistent with park requirements?
- ☐ Affordable Housing: Is the project consistent with the Village 8 East Affordable Housing Plan?
- ☐ Subdivision: Does the project comply with the Conditions of Approval for the subdivision?
- ☐ Landscaping: Does the project comply with City landscape requirements and the Village 8 East Landscape Master Plan and the Village 8 East Master Precise Plan, as applicable?
- ☐ Lighting: Does the Lighting Plan describe the location, type and shields required to minimize light impacts on adjoining properties?
- ☐ Architecture: Is the architectural design consistent with the Village 8 East Design Plan and Master Precise Plan?
- ☐ Pedestrian Network: Does the project integrate with the Village 8 East pedestrian network?
- ☐ Property Ownership: Does the project require approval from any other property owners? If so, has this documentation been submitted to the City?
- ☐ Recommendation: Has the Applicant obtained Master Developer approval, modification, denial of the proposed project? Is the documentation attached?
- ☐ Design Review: Does the project require Design Review by the Planning Commission or Zoning Administrator?



- ☐ Water Quality: Do the plans demonstrate consistent with any applicable approved on-site Best Management Practices (BMPs) and Low Impact Development (LID) design strategies in conformance with the City's Storm Water Manual?
- ☐ CEQA Compliance. Is the Project consistent with prior CEQA approvals?



b. Intensity Transfers

Application for Intensity Transfer shall be made to the Zoning Administrator by written request together with supporting documentation, a fee or deposit in accordance with the City Fee Schedule for Design Review, along with an agreement to pay any additional costs that may be required to review/process the application.

- i. The Builder/Applicant shall be required to submit the following items (as required for Design Review):
 - Written project description with statistics indicating the scope of the intensity transfer, including the transfer and receiving planning areas;
 - Updated Village 8 East Site Utilization Plan Table;
 - Written evidence of approval from all property owners affected by the proposed intensity transfer;
 - Written statement(s) or updated reports from qualified professionals indicating that the transfer will not exceed the capacity of planned infrastructure;
 - Written statement and/or applicable exhibits demonstrating compliance with applicable required EIR mitigation measures and SPA/Subdivision conditions of approval.
- ii. After the intensity transfer is approved, the Builder/Applicant shall provide the updated SPA documents (text, tables and exhibits) in the quantity determined by the Development Services Director.
- iii. The Zoning Administrator shall take one of the actions listed below:
 - Approve the application as submitted;
 - Approve the application with certain conditions; or
 - Deny the application.

The action of the Zoning Administrator on an intensity transfer may be appealed in the same manner as provided for an appeal of a Design Review action. The Zoning Administrator shall approve the transfer by dating and signing the updated Site Utilization Plan/Table



submitted by the Builder/Applicant and attaching any applicable conditions of approval. Copies of approved amended Site Utilization Tables shall be maintained within the Village 8 East SPA documents. Approval of Intensity Transfers is not subject to review by the Planning Commission and shall occur prior to approval of a Design Review application.

c. Site Plan and Architectural Review

Site Plan and Architectural Review shall comply with the provisions set forth in the CVMC Section 19.14.420.

i. Permits, Variances and Zoning Applications

The following permits, variances and zoning applications shall be subject to the applicable administrative procedures described in CVMC Section 19.14:

- Conditional Use Permits;
- Zoning Permits;
- Variances;
- Home Occupations

ii. Subdivision Standards and Procedures

Tentative maps, parcel maps and final maps shall be consistent with the development standards set forth in the Village 8 East SPA, Village Design Plan and these Planned Community District Regulations and shall be processed in accordance with the procedures and submittal requirements set forth in Title 18 of the CVMC.

iii. Village 8 East Landscape Master Plan

The Master Developer shall submit a Village 8 East Landscape Master Plan. The purpose of the Landscape Master Plan is to provide an overall basis for reviewing specific landscape design at the site planning and public improvements stages. Except for the provisions set forth herein, the requirements for the application, review and approval process shall comply with CVMC Section 19.14.485.

iv. Village 8 East Master Precise Plan

The Master Developer shall submit a Village 8 East Master Precise Plan prior to or concurrent with submittal of the first site-specific



Design Review application within the Village Core. The purpose of the Master Precise Plan is to coordinate the spatial relationships between buildings, structures, landscaping and public spaces as well as to ensure a unified design theme for signage, lighting and street furnishings within the Village Core in order to implement the vision of creating a pedestrian friendly Village 8 East Core. The Master Precise Plan provides an overall basis for reviewing specific site plan applications and proposed public improvements within the Village Core. Except for the provisions set forth herein, the requirements for the applicant, review and approval process of the Master Precise Plan shall comply with CVMC Section 19.56.042 through 19.56.48. No other Master Precise Plans shall be required within the Village 8 East SPA Plan area.

- Implementation & Administration

The City shall enforce the Planned Community District Regulations contained herein in accordance with the Implementation & Administration authority provided by the City's Charter and the Chula Vista Municipal Code.

- Monitoring And Updates

As provided in the Village 8 East SPA Plan, a range of residential intensities are planned within the Village 8 East SPA. As provided in Section C.2.b. of these PC District Regulations, transfers between planning areas may occur during development. These changes must be monitored to ensure compliance with the overall approvals of the project and the provision of certain population-based public facilities. Changes that include an increase in the number of residential units may require a corresponding increase in such facilities and a decrease in residential units may require a corresponding decrease in facility requirements.

In order to ensure continuing compliance with required standards, the Development Services Director shall maintain an administrative record beginning with the initial SPA Plan approval. The administrative record documents the assignment of intensity to the various Village 8 East planning areas and the intended compliance strategy for population based public facilities. This record shall be updated with each Design Review approval and/or Intensity Transfer as an administrative action following such approval. The amended Village 8 East Site Utilization Plan tables are provided within the Village 8 East SPA documents, along with the required Record of Design Review or Intensity Transfer Approvals.

The current administrative monitoring record and the associated changes, if any, shall be provided to the decision making body at the time of each Design Review Approval and/or density/intensity



transfer. No proposal that would jeopardize compliance with population based public facility standards shall be approved. The Builder/Applicant for any Design Review application must submit the proposed revised Site Utilization Plan Table. After approval, the Development Services Director shall maintain these documents as official monitoring records and in digital form, accessible to other City Departments and the Village 8 East Master Developer and Builders.

- Planning Commission

The Planning Commission shall review plans for the establishment, location expansion or alteration of uses or structures in all attached multi-family, Mixed-Use and Public Quasi-Public land use designations and shall approve, conditionally approve or deny such plans. Single-family detached units within the RM-1 zone may be subject to Planning Commission review at the discretion of the ZA.

The Planning Commission shall make its findings and action upon the provisions of the Otay Ranch General Development Plan, Village 8 East SPA Plan, Planned Community District Regulations, Village Design Plan and other associated regulatory documents.

- Planning Commission – Appeals Procedure

Decisions of the Planning Commission may be appealed to the City Council within 10 working days after the decision is filed with the City Clerk. The appeal shall be in writing and filed with the Development Services Department on forms prescribed for the appeal, and shall specify therein the argument against the decision of the Planning Commission. If an appeal is filed within the time limit specified and is determined to be valid, it automatically stays proceedings in the matter until the City Council makes a determination.

Upon the hearing of such appeal, the City Council may, by resolution, affirm, reverse or modify, in whole or in part, any determination of the Planning Commission. The resolution must contain a Finding of Facts showing wherein the project meets or fails to meet the requirements of this Chapter and the provisions of the Otay Ranch General Development Plan, Sectional Planning Area Plan, Planned Community District Regulations, Village Design Plan and other associated regulatory documents.

The Zoning Administrator shall determine from data submitted whether the proposed use will meet the development standards and design guidelines established in the Village 8 East Planned Community District Regulations and Village Design Plan, and shall approve the application upon making a positive finding. The



application may be disapproved, may be approved as submitted or may be approved subject to conditions, specific changes or additions. The approval of the Zoning Administrator shall be noted by endorsement upon two copies of all sketches.

In carrying out the purpose of this division, the Zoning Administrator shall consider in each specific case any or all of the following principles as may be appropriate:

It is not a purpose of this section to control design character so rigidly that individual initiative is stifled in the layout of any particular building or site and substantial additional expense incurred; rather, it is the intent of this division that any control exercised be the minimum necessary to achieve the over-all objective of the Village 8 East SPA plan and associated regulatory documents.

The siting of any structure on the property, as compared to the siting of other structures in the immediate neighborhood, shall be considered.

- The size, location, design, color, number, lighting and materials of all signs and outdoor advertising structures shall be reviewed. No sign shall be approved in excess of the maximum limits set herein.
- Landscaping is provided in accordance with the Village 8 East SPA Plan and associated regulatory documents shall be required on the site and shall be in keeping with the character or design of the site and existing trees shall be preserved whenever possible.
- Ingress, egress and internal traffic circulation shall be so designed as to promote convenience and safety.

○ Site Plan & Architectural – Appeals

Appeals from determinations by the Zoning Administrator shall be to the Planning Commission, upon written request for a hearing before the Commission. In the absence of such request being filed within seven days after determination by the Administrator, the determination shall be final.

The appeal shall be filed with the Planning & Building Department on the form required by the City, and accompanied by the non-refundable Required Fee. The appeal shall include a statement of the reasons supporting the appeal, including a demonstration that any issues being raised were raised before the Zoning Administrator. Upon the proper filing of the appeal, the Director of Planning & Building shall cause the matter to be set for public hearing, giving



the same notice as required in Sections 19.12.070 and 19.12.080 of the CVMC (19.12 Legislative Zoning Procedures: .070 = Hearings - Notices Required - Methods And Additional Contents Of Notice and .080 = Hearings - Notice Required – Contents).

Upon the hearing of an appeal, the Planning Commission may by resolution, affirm, reverse or modify, in whole or in any part, any determination of the Zoning Administrator. The resolution shall contain Findings of Facts showing wherein the project meets or fails to meet any applicable site plan and architectural principles or development standards and design guidelines established in the Village 8 East SPA Plan and Village Design Plan. A copy of the decision resolution of the Planning Commission shall be filed with the City Clerk and mailed to the applicant. The decision of the Planning Commission shall be final on the eleventh day after its filing, except where further appeal is taken as provided herein.

The applicant or other interested person may appeal the decision of the Planning Commission granting or denying site plan and architectural approval to the City Council within 10 days after said decision is filed with the City Clerk. Said appeal shall be filed with the City Clerk in writing upon forms provided by the City and be accompanied by the non-refundable Required Fee therefore. The appeal shall include a statement of the reasons supporting the appeal, including a demonstration that any issues being raised were raised during the public hearing. If a proper appeal is filed within the time limits specified, it automatically stays proceedings in the matter until a determination is made by the City Council on the appeal.

After hearing the appeal, the City Council may, by resolution, affirm reverse or modify, in whole or in any part, any determination of the Zoning Administrator or the Planning Commission. The Council resolution by which the appeal is decided shall contain Findings of Facts showing wherein the project meets or fails to meet the applicable site plan and architectural principles in Section 19.14.470 of the CVMC (Administrative Procedures, Conditional Uses and Variances - Site Plan and Architectural Approval – Principles to be Observed), the provisions of the Design Manual, any design standards required for the project, or other non-conformity with the requirements of this Chapter. A copy of the decision resolution of the City Council shall be filed with the City Clerk and mailed to the applicant.

- Conditional Use Permit

The granting of a Conditional Use Permit is an administrative act to authorize permitted uses subject to specific conditions because of the unusual characteristic or need to give special consideration to the proper location of said uses in relation to adjacent uses, the



development of the community and to the various elements of the general plan. The purpose of this section is to set forth the findings necessary for such administrative action and to establish a procedure for granting Conditional Use Permits.

After the public hearing, the Planning Commission or the Zoning Administrator may, by resolution, grant a Conditional Use Permit if the Planning Commission or the Zoning Administrator finds from the evidence presented at said hearing that all of the following facts exist:

1. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or the community.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
3. That the proposed use will comply with the regulations and conditions specified in this code for such use.
4. That the granting of this conditional use will not adversely affect the General Plan of the City or the adopted plan of any governmental agency.

The Planning Commission or the Zoning Administrator shall make a written finding which shall specify facts relied upon in rendering said decision and attaching such conditions and safeguards as deemed necessary and desirable not more than 10 days following the decision of the Commission or the Zoning Administrator, and shall fully set forth wherein the facts and circumstances fulfill or fail to fulfill the requirements. A copy of this written Finding of Facts shall be filed with the City Clerk, with the Director of Planning & Building and mailed to the applicant. The decision of the Planning Commission or Zoning Administrator shall be final on the eleventh day following its filing in the office of the City Clerk, except where appeal is taken as provided herein.

○ Conditional Use Permit – Appeals

The applicant or other interested party may appeal the decision of the Zoning Administrator to the Planning Commission within 10 days after said decision is filed with the City Clerk. Said appeal shall be in writing and filed in triplicate with the Planning & Building Department on forms provided by said department, and shall specify wherein there was an error in the decision of the Zoning



Administrator. If an appeal is filed within the time limit specified, it stays proceedings in the matter until the Planning Commission makes a determination.

Where the Planning Commission denies an application by less than four votes, the applicant shall have the right to either a rehearing at the next Planning Commission meeting or an appeal to the City Council without payment of additional fees. The choice of alternatives shall be discretionary with the applicant. All other proceedings pertaining to appeals shall continue to apply.

- Variance

The granting of a Variance is an administrative act to allow a variation from the strict application of the adopted Village 8 East development regulations of the particular zone, and to provide a reasonable use for a Neighborhood of property having unique characteristics by virtue of its size, location, design or topographical features, and its relationship to adjacent or surrounding properties and developments. The purpose of the Variance is to bring a particular Neighborhood up to parity with other property in the same zone and vicinity insofar as a reasonable use is concerned, and it is not to grant any special privilege or concession not enjoyed by other properties in the same zone and vicinity. The Variance may not be used to correct improper zoning. It is the purpose of this section to set forth the findings necessary for such administrative action and to establish a procedure for granting variances. In no case shall a Variance be granted to permit a use other than a use permitted in the district in which the subject property is situated.

The Zoning Administrator shall grant a Variance only when the following facts are found:

That a hardship peculiar to the property and not created by any act of the owner exists. Said hardship may include practical difficulties in developing the property for the needs of the owner consistent with the regulations of the zone; but in this context, personal, family or financial difficulties, loss of prospective profits, and neighboring violations are not hardships justifying a Variance. Further, a previous Variance can never have set a precedent, for each case must be considered only on its individual merits.

1. That such Variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity, and that a Variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his neighbor.



2. That the authorizing of such Variance will not be of substantial detriment to adjacent property, and will not materially impair the purposes of these regulations or the public interest.
 3. That the authorizing of such Variance will not adversely affect the general plan of the City or the adopted plan of any governmental agency.
- Variance – Appeals

The applicant or other interested persons may appeal the decision of the Zoning Administrator to the Planning Commission within 10 days after the decision is filed with the City Clerk and the hearing on said appeal shall be processed by the Planning Commission in the same manner as a Conditional Use Permit within the original jurisdiction of the Planning Commission. The applicant or other interested persons shall have the same right of appeal from any determination of the Planning Commission in such instances as set forth in Sections 19.14.110 through 19.14.130 of the Chula Vista Municipal Code (*Administrative Procedures, Conditional Uses and Variances: .110 = Conditional Use Permit – Appeals Form – Contents – Effects of Filing, .120 = Conditional Use Permit – Appeals – City Clerk Duties and .130 = Conditional Use Permit – Appeals City Council Action – Resolution*) of the Chula Vista Municipal Code.

Upon the hearing of such appeal, the City Council may, by resolution, affirm, reverse or modify in whole or in part any determination of the Planning Commission, subject to the same limitations. The resolution must contain a Finding of Facts showing wherein the conditional use meets or fails to meet the requirements of CVMC Sections 19.14.080 through 19.14.100 of the CVMC (*Administrative Procedures, Conditional Uses and Variances: .080 = conditional use permit - prerequisites for granting, .090 = Conditional Use Permit – Public Hearing Procedure – Finding of Facts and .100 = Conditional Use Permit – Appeals Procedure Generally*). Not later than 10 days following the adoption of said resolution, the City Clerk shall transmit a copy of the resolution and finding to the Director of Planning & Building and shall mail a copy to the applicant.

Any Conditional Use Permit or Zone Variance granted by the City as herein provided shall be utilized within one year after the effective date thereof. A Variance or Conditional Use Permit shall be deemed to be utilized if the property owner has substantially changed his/her position in reliance upon the grant thereof. Evidence of change of position would include completion of construction or any



expenditures of money by the property owner preparatory to construction and shall also include the use of the property as granted. If there has been a lapse of work for the three months after commencement, the Conditional Use Permit or Zone Variance shall be void. The Commission may, by resolution, grant an extension of time contained in a currently valid Zone Variance or Conditional Use Permit without a public hearing upon appeal of the property owner, provided that there has been no material change or circumstances since the granting of the Variance or Conditional Use Permit which would be injurious to the neighborhood or otherwise detrimental to the public welfare.

XI. Exceptions & Modifications



A. HEIGHT LIMITATION EXCEPTIONS

Height limitations stipulated in these regulations shall not apply to:

1. Church spires, belfries, cupolas and domes, monuments, electric generating stations and liquefied natural gas tanks, water towers, fire and hose towers, observation towers, distribution and transmission towers, lines and poles, windmills, chimneys, smokestacks, flagpoles, radio towers, masts and aerials, or to parapet walls extending not more than four feet above the limiting height of the building;
2. Places of public assembly in churches, schools and other permitted public and semi-public buildings, provided that these uses are located on the ground floor of such buildings;
3. Bulkheads, elevator and stair penthouses, water tanks, barns, silos, monitors and scenery lofts, provided no lineal dimension of any such structure exceeds fifty percent of the corresponding street lot line frontage; or towers and monuments, fire towers, hose towers, cooling towers, gas holders or other structures where the manufacturing process requires a greater height; provided however, that no such structures above the heights otherwise permitted in the district occupy more than twenty-five percent of the area of the lot and are no less than twenty-five feet from any lot line which is not a street lot line.

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XII. Enforcement



A. ENFORCEMENT BY CITY OFFICIALS

The City Council, City Attorney, City Manager, City Engineer, Public Works Director, Fire Chief, Chief of Police, Development Services, Recreation Director, City Clerk and all officials charged with the issuance of licenses or permits shall enforce the provisions of this ordinance. Any permit, certificate or license issued in conflict with the provisions of this ordinance shall be void.

B. ACTIONS DEEMED NUISANCE

Any building or structure erected hereafter, or any use of property contrary to the provisions of a duly-approved Design Review, Site Plan, Variance, Conditional Use Permit, or Administrative Review and/or this ordinance shall be declared to be unlawful and a public nuisance *per se* and subject to abatement in accordance with local ordinance.

C. REMEDIES

All remedies concerning this ordinance shall be cumulative and non-exclusive. The conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, signs or improvements, and shall not prevent the enforced correction or removal thereof.

D. PENALTIES

Any person, partnership, organization, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of this ordinance or violating or failing to comply any order or regulation made hereunder, shall be guilty of an infraction and, upon conviction thereof, shall be punishable as provided by local ordinance.

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Otay Ranch Village 8 East

Preserve Edge Plan



Adopted December 2, 2014

By Resolution No. 2014-235

December 2, 2014

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A. INTRODUCTION

The purpose of the Preserve Edge Plan is to identify allowable uses within appropriate land use designations for areas adjacent to the Otay Ranch Preserve. In accordance with Policy 7.2 of the Otay Ranch Resource Management Plan, a Preserve Edge Plan is to be developed for all SPA Plans that contain areas adjacent to the Preserve. The Preserve Edge is a 100-foot wide strip of land adjacent to the Preserve. To provide further guidance relating to the content of the Preserve Edge Plan, the Chula Vista MSCP Subarea Plan contains policies related to land use adjacency. Otay Ranch GDP, RMP and MSCP policies are summarized and evaluated below. Areas subject to the Preserve Edge Plan requirements and facilities proposed within the Preserve are depicted on Exhibit 1 and further described below.



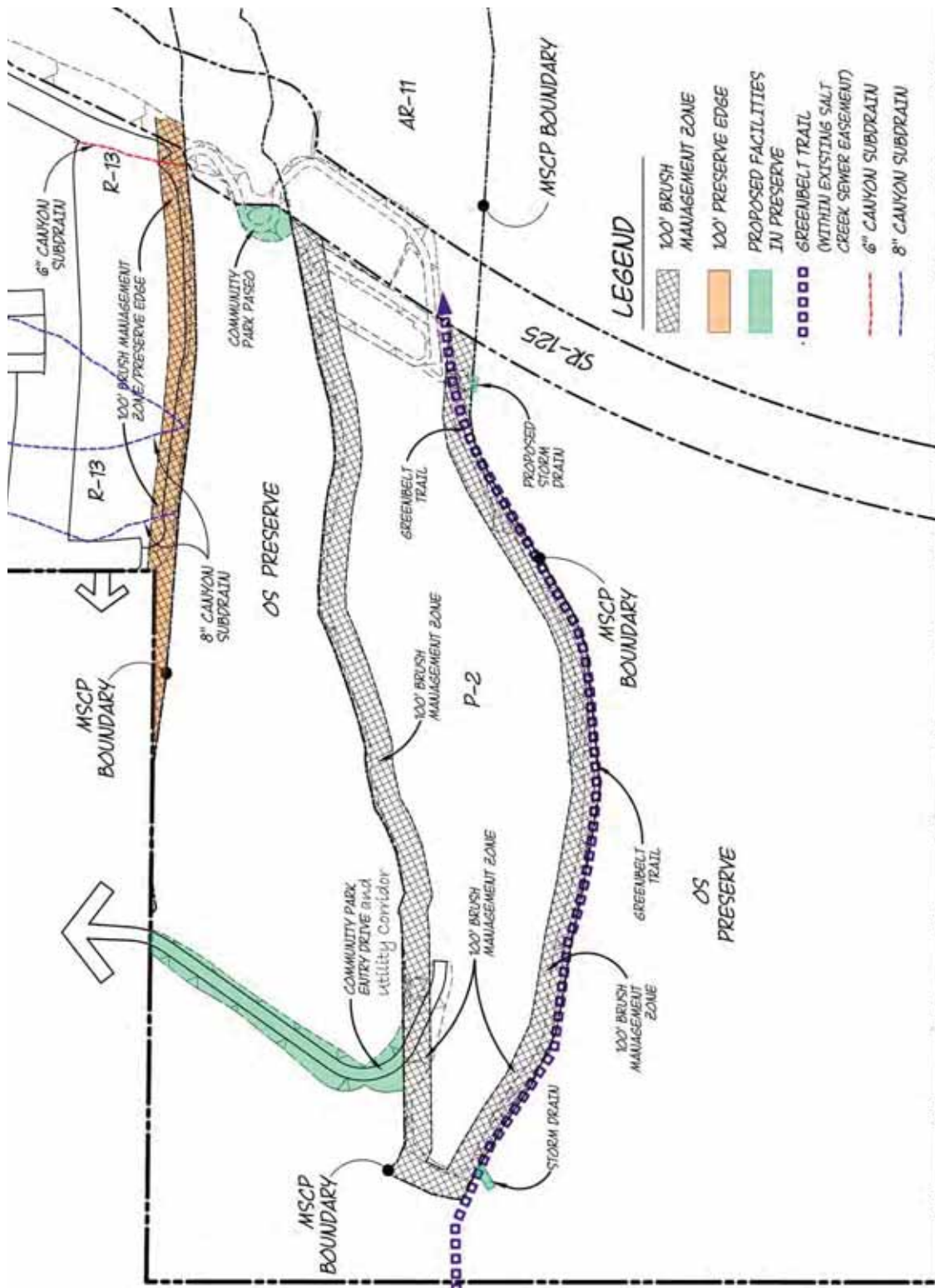


Exhibit 1
Areas Subject to the Preserve Edge Plan and Facilities Proposed in the Preserve



B. FACILITIES AND IMPROVEMENTS PROPOSED WITHIN THE PRESERVE

The facilities described below and depicted on Exhibit 1 are proposed within the MSCP Preserve and are not subject to this Preserve Edge Plan, but rather are discussed for context purposes only. Per the MSCP Subarea Plan, certain infrastructure and roads planned in conjunction with development will be allowed to be constructed, operated and maintained within the Preserve. The Subarea Plan anticipated these “Planned” and “Future” facilities and requires compliance with the siting criteria identified in Section 6.3.3.4 of the Subarea Plan. The Project’s Biological Report provides the siting criteria analysis. Facilities proposed within the Preserve include:

1. Utilities

The Village 8 East SPA Plan (“Project”) includes sewer connections to the existing Salt Creek Interceptor, Potable and Recycled Water Facilities and Storm Drain Facilities necessary to serve Village 8 East.

a. Storm Drain Facilities

Two storm drain outlets are proposed to serve Villages 8 East and the Community Park. Both storm drain facilities outlet directly to the Otay River. The storm drain outlets are located south of the Community Park. These facilities are partially within the area designated “Active Recreation” in the MSCP Subarea Plan and partially within the MSCP Preserve.

The storm drain outlets proposed within the MSCP Preserve are comprised of a storm drain pipe, headwall/dissipation and rip rap. Flows from a portion of the Community Park as well as the adjacent Village 8 West development area are conveyed through the western facility. Storm drain flows from Village 8 East are conveyed to the Otay River Valley via the eastern storm drain outlet. (See Exhibit 1)

In addition to the storm drain outlets serving Village 8 East, an existing storm drain facility within the SR-125 right of way conveys flows from existing SR-125 improvements. This facility will be extended with a headwall/dissipation and rip rap outlet structure to the Otay River. This facility is located entirely within the area designated “Active Recreation” in the MSCP Subarea Plan.

b. Potable Water, Recycled Water and Sewer Facilities

The Community Park Paseo/Maintenance Access Road located just west of the SR-125 ROW includes storm drain, recycled water and sewer facilities. The grading associated with a portion of this facility impacts the MSCP Preserve. (See Exhibit 1)



A sewer line is proposed within the Community Park Entry Drive right-of-way. This facility is sized to serve Village 8 West and includes a sewer connection to serve the Community Park. The Community Park Entry Drive is planned to traverse the MSCP Preserve between Village 8 West and the P-2 Community Park. See Exhibits 3 and 4 for utility locations.

A potable water line is also proposed within the Community Park Entry Drive right-of-way. This facility is sized to serve the Community Park. The Community Park Entry Drive is planned to traverse the MSCP Preserve between Village 8 West and the P-2 Community Park. See Exhibits 3 and 4 for locations.

2. Access Facilities

The Village 8 East SPA Plan includes a portion of the Active Recreation Area identified in the Otay Ranch GDP, Chula Vista MSCP Subarea Plan and the Otay Valley Regional Park Concept Plan (AR-11). In order to provide vehicular, pedestrian, emergency, and maintenance access to this recreational area and proposed water quality basins, two access points are proposed, both impacting the Preserve.

- Full public vehicular/pedestrian access to the Community Park is planned through adjacent Village 8 West, continuing south through the Preserve (Community Park Entry Drive) and connecting to the Community Park along its northwestern edge. The Community Park Entry Drive is comprised of two travel lanes, a landscaped parkway and a 10' Chula Vista Regional Trail on one side (See Exhibit 3). A post and rail fence is proposed along the entire length of the facility. In addition to providing access, utilities serving adjacent Village 8 West and the Community Park are co-located within right-of-way.
- Shared emergency/maintenance/pedestrian access to public storm drain facilities, the Village 8 East water quality basin and the Community Park is provided along the Community Park Paseo located adjacent to and within the SR-125 ROW along the eastern end of the Community Park (See Exhibit 4). This facility is comprised of a 20' wide paved roadway. Post and rail fencing is provided along the western edge. A small portion of this facility results in grading impacts within the Preserve (See Exhibit 1). In addition to providing access, utilities serving Village 8 East and the Community Park are co-located within the right-of-way. Public vehicular access is prohibited along the Community Park Paseo.



- The Chula Vista Greenbelt Trail/OVRP Trail is co-located within the existing Salt Creek Sewer Easement on the north side of the Otay River Valley, south of Village 8 East (See Exhibits 2 and 5). This trail is a Planned Facility within the MSCP Subarea Plan. Physical implementation of this trail facility would not create any additional impacts on the MSCP Preserve. See the Biological Report for the MSCP adjacency analysis.

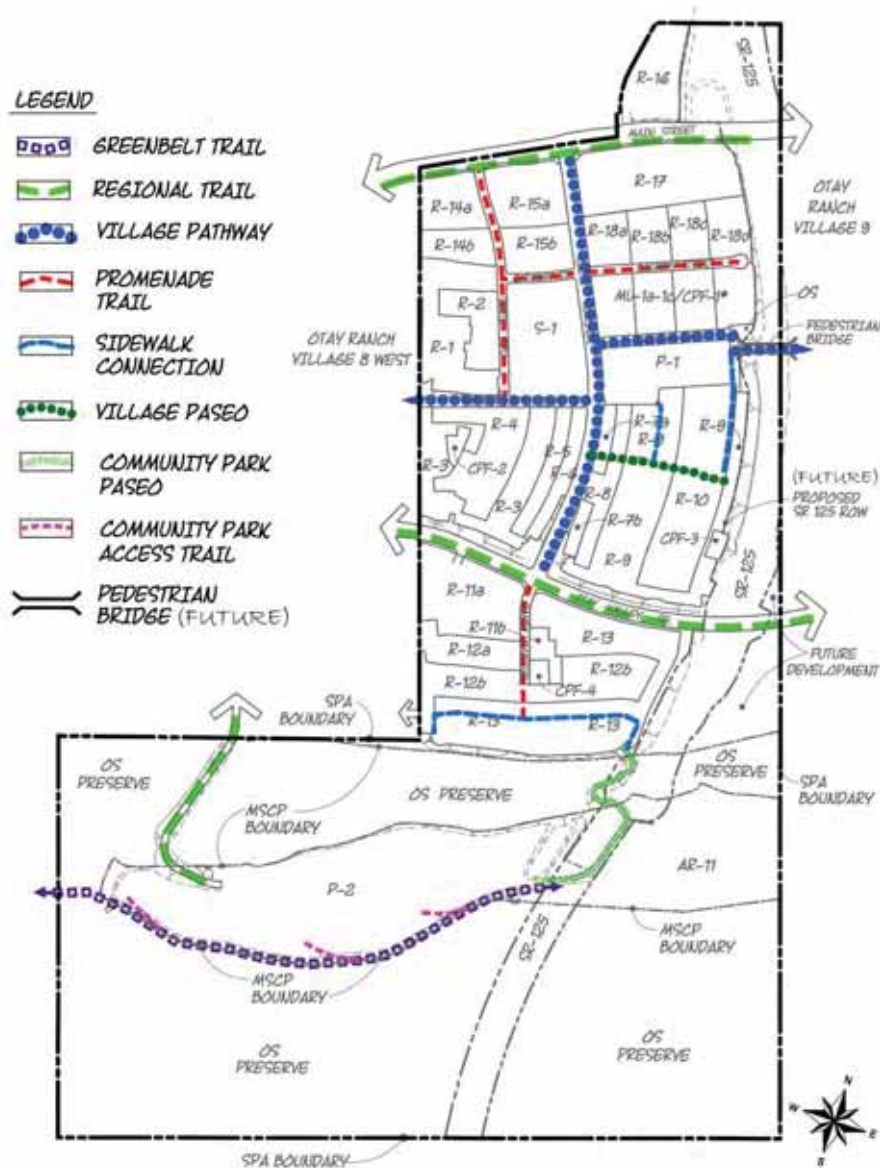




Exhibit 2
Trails Plan

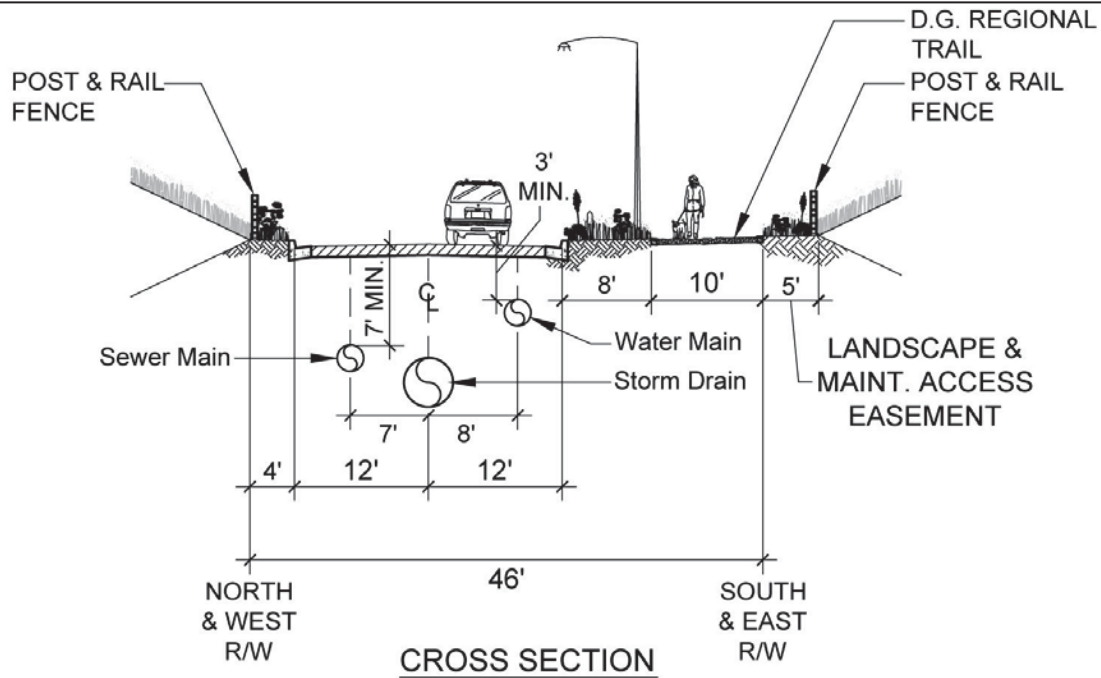


Exhibit 3
Community Park Entry Drive

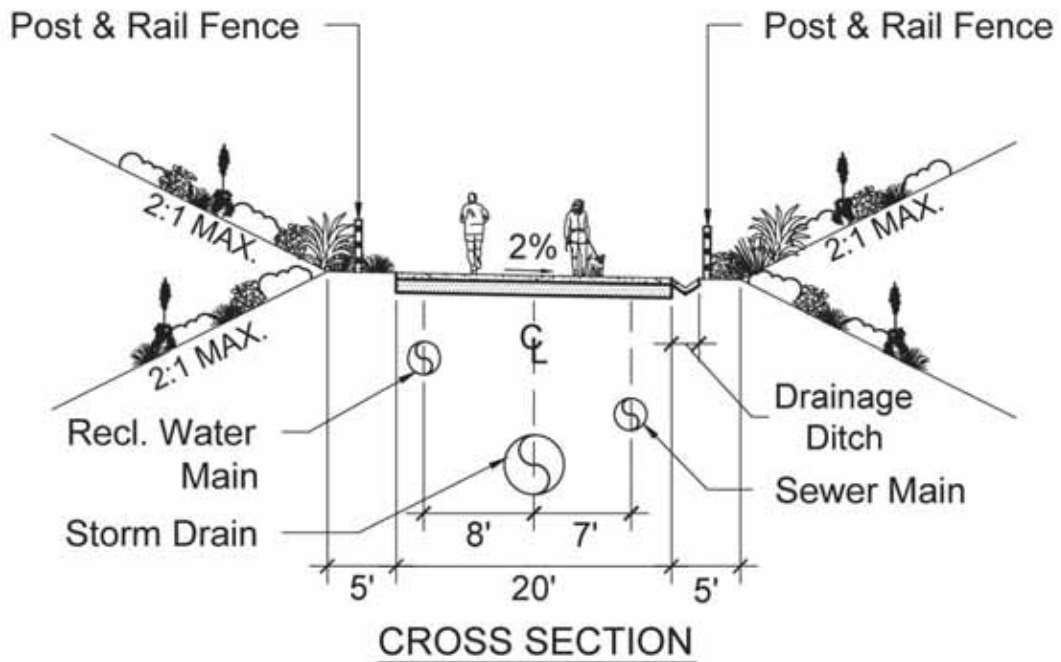


Exhibit 4



Community Park Paseo

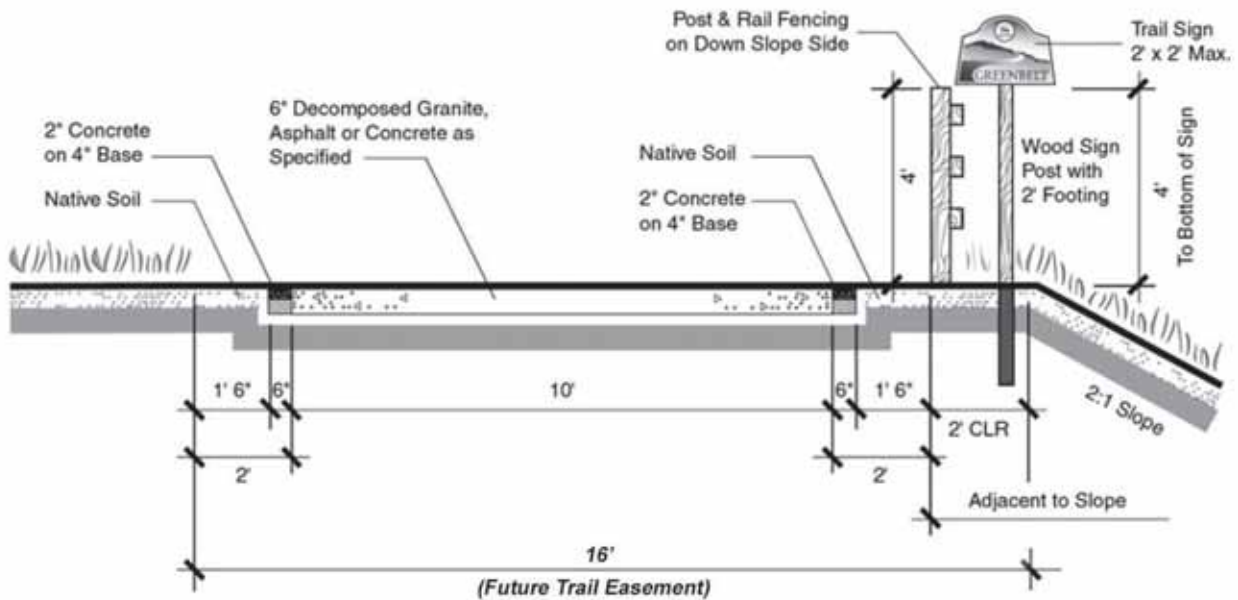


Exhibit 5
Greenbelt Trail

C. FACILITIES PROPOSED WITHIN THE 100-FOOT PRESERVE EDGE

Several improvements associated with development of Village 8 East are proposed within the 100' Preserve Edge as depicted on Exhibit 1 and described below:

1. Plantable Retaining Walls

Plantable Retaining walls are proposed within the 100' Preserve Edge along the southern edge of Village 8 East, outside of the MSCP Preserve. The retaining wall system is broken into two fully irrigated plantable wall sections, with a maximum height of 38' (range 2' to 38'). Wall heights and locations are conceptual, subject to final engineering. A 10' pedestrian only access and maintenance buffer area is provided between the base of the wall and the MSCP Preserve Boundary. A fence is provided at the Preserve Boundary. (See Exhibit 6)

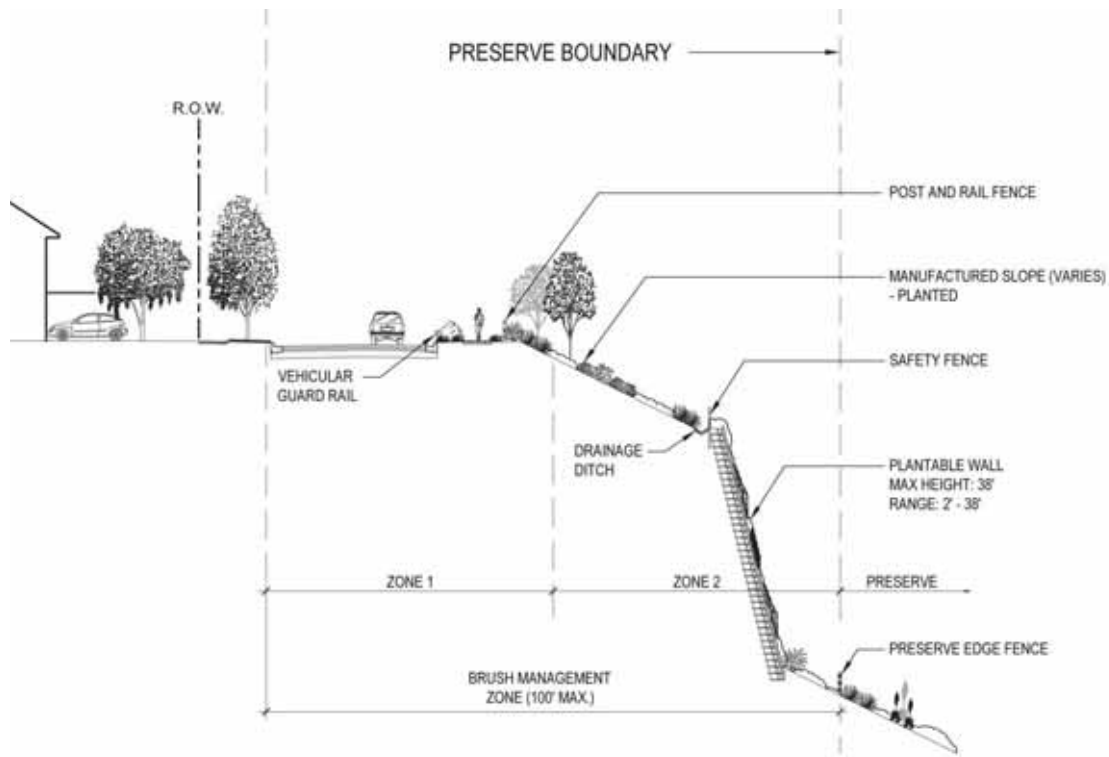


Exhibit 6
Plantable Retaining Wall Section

Note: Plantable wall location, height, setback and geogrid zone are conceptual, subject to final engineering design.

2. Residential Street

A residential street located at the southern Village 8 East perimeter is proposed within the 100' Preserve Edge. Street improvements include two travel lanes, landscaped parkways, and sidewalks. Post and rail fencing is provided outside of the right-of-way, behind the sidewalk along the southern edge to provide a barrier between development and the Preserve, (See Exhibit 7, Modified Parkway Residential Street). Standard City streetlights are proposed on the side of the street closest to the Preserve to project light away from the Preserve. In addition, all street lights located adjacent to the preserve must be equipped with shields that prevent ambient light from shining into the Preserve area. See Village Design Plan, Page 88, Lighting within the 100' Preserve Edge for lighting guidelines. On-street parking is not permitted adjacent to the Preserve.

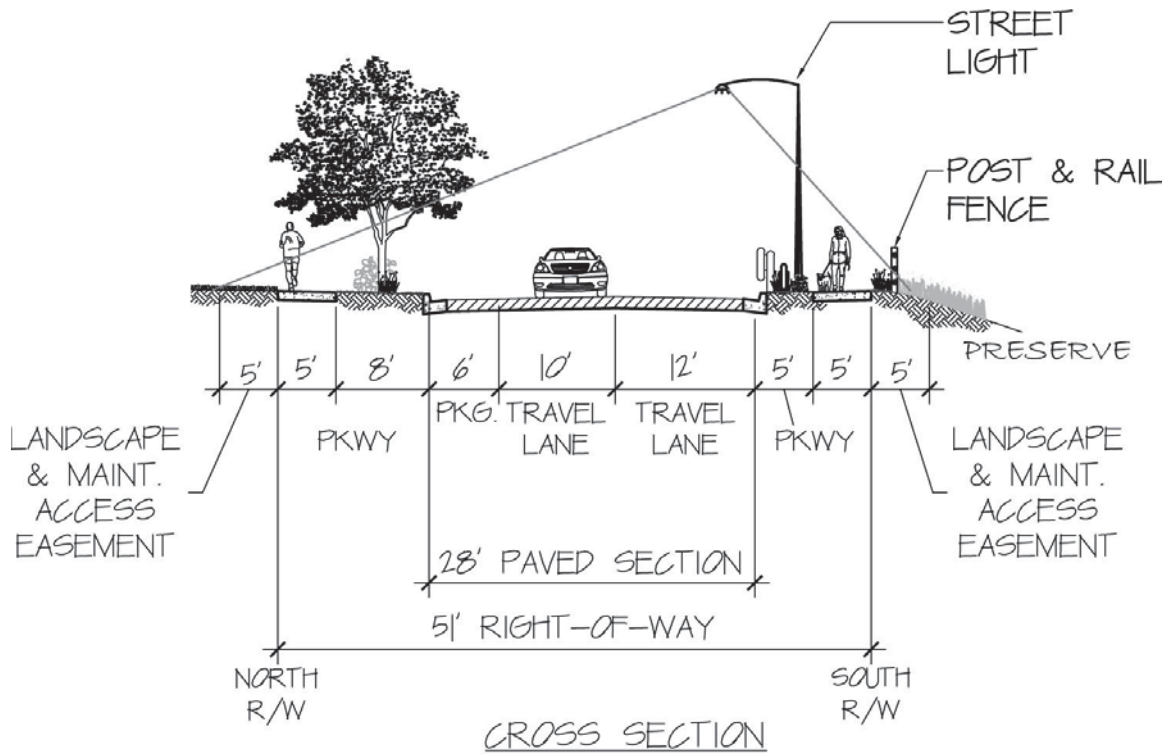


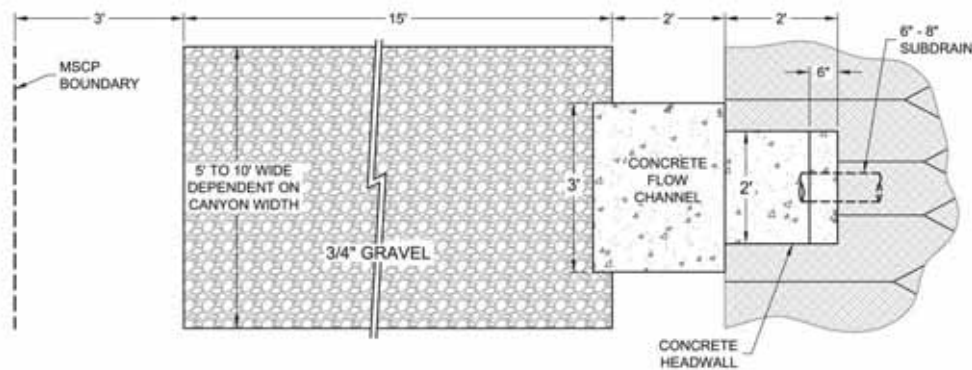
Exhibit 7
Modified Parkway Residential Street Section (Single Loaded)



3. Canyon Subdrains

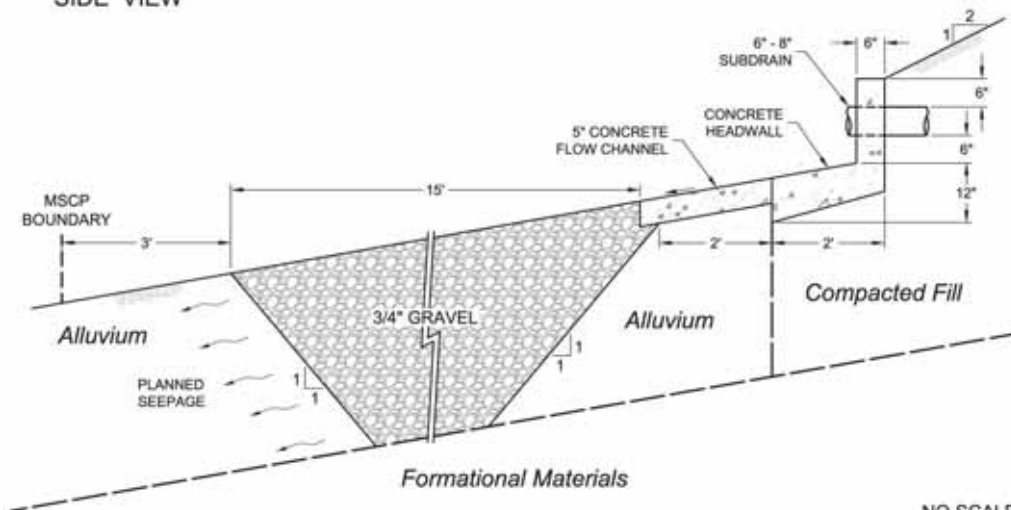
A series of canyon subdrains are proposed at the perimeter of Village 8 East, within the 100' Preserve Edge. Three 8" and one 6" drain are proposed. See Exhibit 1 for the approximate location of the subdrains. The subdrain outlets are comprised of a concrete headwall, flow channel and a 15' x 5' to 10' wide percolation areas. The outlet pipe is a minimum of 20' from the Preserve Boundary and each system maintains a minimum 3' setback from the Preserve Boundary. Where subdrains are located in the vicinity of proposed retaining walls, the pipes will extend through the wall at the base and then outlet per the detail provided in Exhibit 8. Additional details are provided in the Village 8 East Geotechnical Study prepared by GEOCON.

PLAN VIEW



NO SCALE

SIDE VIEW



NO SCALE

Exhibit 8
Typical Canyon Subdrain Detail



D. COMPLIANCE WITH RMP/MSCP SUBAREA PLAN POLICIES

The following discussion provides a description of policies identified in the Chula Vista MSCP Subarea Plan, which were developed in consideration of the requirements of the RMP, as well as compliance measures to be carried out by the various components of the SPA Plan. The discussion is divided into edge effect issue areas identified in the Subarea Plan

1. Drainage

MSCP Policy:

"All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that might degrade or harm the natural environment or ecosystem processes within the Preserve. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. These systems should be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate." (Page 7-25)

Compliance:

The *Master Drainage Study* ("Drainage Plan") and *Water Quality Technical Report* ("Water Quality Plan") prepared by Hunsaker and Associates assessed the existing and developed drainage and water quality conditions in the SPA Plan area. In conformance with the GDP and SPA requirements, the Drainage Plan provides the necessary hydrological studies, analysis and design solutions to provide appropriate urban runoff and water quality for the SPA Plan Area. Key elements of the Drainage Plan and Water Quality Plan are described below and depicted on Exhibit9, Water Quality/Bioretenention Basin Plan.

Drainage

- All pre development and post development runoff from Village 8 East is within the Otay River Valley watershed.
- The storm drain and associated outlet serving the adjacent property (Village 8 West) and a portion of the Community Park is co-located within the Community Park Access Road. This facility conveys treated runoff from Village 8 West and the Community Park and outlets directly to the Otay River. Runoff associated with the Community Park Access Road is treated within the adjacent landscaped parkway before entering this public storm drain system. Runoff from Village 8 East, and the Community Park Paseo is conveyed via a public storm drain system, treated within the water quality (bioretention)



basin located in the eastern portion of the Community Park and outlets directly into the Otay River.

- The Community Park is “self treated,” utilizing on-site permeable surfaces (grass fields, planters, etc.) to clean on-site flows through an ongoing filtration process. A vegetated swale is planned along the southern edge of the Community Park to trap and treat flows from the Community Park and prevent runoff from flowing directly to the Otay River. This vegetated swale is an open, shallow channel with vegetation covering the side slopes and bottom designed to collect and slowly convey runoff through filtering by the vegetation in the channel, filtering through a subsoil matrix, and/or infiltration into the underlying soils.
- Bioretention basin regular maintenance activities are anticipated four times a year (February, May, September and December). Rainy Season (February and December) and Pre-Rainy Season (September) maintenance activities include removal of trash, debris and excess sediment, clear clogged riser orifices and perform basin area repairs. Post-Rainy Season maintenance includes full silt removal from the dry weather storage area, vegetation removal, annual inspections by a registered civil engineer, removal of trash, debris and excess sediment above the dry weather zone, clear clogged riser orifices and perform basin area repairs. Additional maintenance may be required following major rainfall events unless the next regularly scheduled maintenance dates are within one month of the rain event. Access to the bioretention basin is provided via the Community Park Paseo.
- Due to the impact of the Savage Dam at the Otay Reservoir, studies have determined that the development of the Village 8 East site will not increase the 100 year frequency peak flows in the Otay River. Therefore, no detention basins are required.



2. Urban Runoff

- The development of the SPA Plan area will implement all necessary requirements for water quality as specified by the State and local agencies. The development will meet the requirements of the City's Standard Urban Storm Water Mitigation Plan (SUSMP), the Jurisdictional Urban Runoff Management Plan and the Storm Water Management and Discharge Ordinance (as specified in the City of Chula Vista Development and Redevelopment Storm Water Management Standards/Requirements Manual).
- The Otay River is a USGS blue line stream, which makes it a waterway of the United States under the Clean Water Act (CWA). All development in excess of five acres must incorporate urban runoff planning, which will be detailed at the Tentative Tract Map level. The conceptual grading and storm water control plan for the SPA Plan area provides for water quality control facilities to ensure protection for the Otay River.
- The Otay River is listed in the County of San Diego *Hydromodification Management Plan* as an exempt facility. Since all runoff from the developed area within the Village 8 East SPA are proposed to drain directly to the Otay River, hydromodification basins are not required for this development. The Biological Resources Technical Report further discusses the potential for erosion/scouring, habitat removal, habitat conversion, flooding and washing out existing/future facilities and the cumulative effects as a result of increased discharge volumes and the rate of discharge into the Otay River.

In addition to the permanent drainage facilities, temporary desiltation basins to control construction related water quality impacts will be constructed within the SPA Plan Area with each grading phase to control sedimentation during construction. The interim desiltation basins are designed to prevent discharge of sediment from the project grading operations into the natural drainage channel and will be detailed in the Storm Water Pollution Prevention Plans (SWPPP) as required by the Construction General Permit from the State Water Resources Control Board. The exact size, location and component elements of these interim basins will be identified on the grading plans and SWPPP. Temporary, interim measures will occur within the development area.

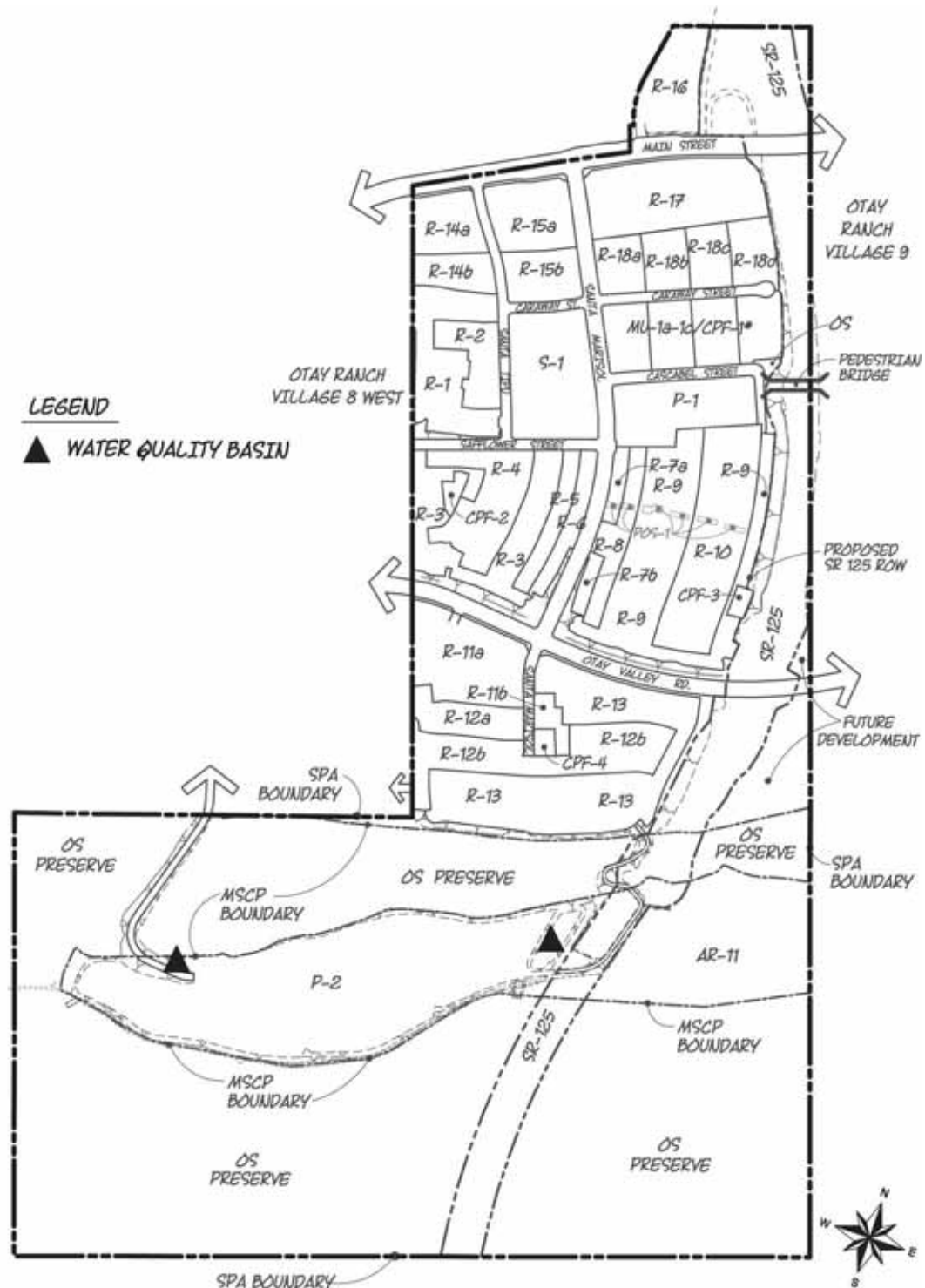


Exhibit 9
Water Quality / Bioretention Basin



3. Toxic Substances

MSCP Policy:

"All agricultural uses, including animal-keeping activities, and recreational uses that use chemicals or general by-products such as manure, potentially toxic or impactful to wildlife, sensitive species, habitat, or water quality need to incorporate methods on their site to reduce impacts caused by the application and/or drainage of such materials into the Preserve. Methods shall be consistent with requirements requested by the Regional Water Quality Control Board (RWQCB) and National Pollution Discharge Elimination System Permit (NPDES)." (Page 7-26)

Compliance:

The SPA Plan area would phase out agricultural uses adjacent to the Preserve, consistent with the Village 8 East Agricultural Plan. There are no agricultural activities currently occurring on the site.

As described in greater detail in the Water Quality Technical Report for Village 8 East, prepared by Hunsaker & Associates, the combination of proposed construction and permanent BMPs will reduce, to the maximum extent practicable, the expected project pollutants and will not adversely impact the beneficial uses of the receiving waters.

Anticipated pollutants from the project site may include sediments, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses and pesticides. Runoff from Village 8 East will be transmitted via public storm drain to a water quality basin located east of the P-2 Community Park. A second water quality basin is located in the northwest portion of the P-2 Park to treat flows from the Community Park Entry Drive. Stormwater pollutants are removed through physical and biological processes, including adsorption, filtration, plant uptake, microbial activity, decomposition, sedimentation and volatilization (EPA 1999). Adsorption is the process whereby particulate pollutants attach to soil (e.g., clay) or vegetation surfaces. Pollutants removed by adsorption include metals, phosphorus, and hydrocarbons. Filtration occurs as runoff passes through the bioretention area media, such as the sand bed, ground cover, and planting soil. Treated water is released into the Otay River within 72 hours of capture. This system ensures that, to the greatest extent practicable, Preserve areas adjacent to Village 8 East will not be impacted from toxic substances that may be generated from the Village 8 East project site.

4. Lighting

MSCP Policy:

"Lighting of all developed areas adjacent to the Preserve should be directed away from the Preserve, wherever feasible and consistent with public safety. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the Preserve and sensitive species from night lighting. Consideration



should be given to the use of low-pressure sodium lighting." (Page 7-26)

Compliance:

The Village 8 East Design Plan includes criteria for the design of lighting for the village. Improvement plans for areas within the 100' Preserve Edge will include shielded lighting designs that avoid spillover light in the Preserve. Street lighting along the southern edge of Village 8 East and the Community Park Entry Drive will be located the greatest distance possible away from the Preserve, while meeting public safety lighting requirements. The Community Park Concept Plan incorporates active recreation uses such as lighted baseball fields, soccer fields, tennis courts, parking areas and security lighting on restroom and maintenance buildings. Per the Chula Vista MSCP Subarea Plan (Section 6.3.4 Otay Valley Regional Park Plan Uses, Page 6-19), "Active recreation uses are identified in the Otay Ranch GDP as allowed uses in the Otay Ranch Preserve are not subject to the 100-foot Edge Plan requirements." However, the Community Park Concept Plan (Exhibit 12) was evaluated by Anita Hayworth, Ph.D., Senior Biologist with Dudek to determine the presence of sensitive receptors within the surrounding Preserve areas and make recommendations related to appropriate siting of active uses within the park.

Lighting Plans and accompanying photometric analyses must be prepared in conjunction with street improvement plans for streets adjacent to the Preserve and the community park planning process to illustrate the location of proposed lighting standards and type of light shielding measures. Lighting Plans must demonstrate that light spillage into the Preserve is avoided/minimized to the greatest extent possible. City of Chula Vista updated street lighting standards require installation of energy saving LED lamps on all City streets.

5. Noise

MSCP Policy:

"Uses in or adjacent to the Preserve should be designed to minimize noise impacts. Berms or walls should be constructed adjacent to commercial areas and any other use that may introduce noises that could impact or interfere with wildlife utilization of the Preserve. Excessively noisy uses or activities adjacent to breeding areas, including temporary grading activities, must incorporate noise reduction measures or be curtailed during the breeding season of sensitive bird species."

Where noise associated with clearing, grading or grubbing will negatively impact an occupied nest for the least Bell's vireo during the breeding season from March 15 to September 15, noise levels should not exceed 60 CNEL. However, on a case by case basis, if warranted, a more restrictive standard may be used. If an occupied Least Bell's Vireo nest is identified in a pre-construction survey, noise reduction techniques, such as temporary noise walls or berms, shall be incorporated into the construction plans to reduce noise levels below 60 CNEL.



Where noise associated with clearing, grubbing or grading will negatively impact an occupied nest for raptors between January 15-July 31 or the California gnatcatcher between February 15 and August 15 (during the breeding season), clearing, grubbing or grading activities will be modified, if necessary, to prevent noise from negatively impacting the breeding success of the pair. If an occupied raptor or California gnatcatcher nest is identified in a pre-construction survey, noise reduction techniques shall be incorporated into the construction plans. Outside the bird breeding season(s) no restrictions shall be placed on temporary construction, noise." (Page 7-26)

Compliance:

The project includes Mitigation Measures requiring pre-grading surveys for gnatcatchers, vireos and nesting raptors. Based on those surveys and locations of nesting birds in the year of grading, if it is determined that the noise impact thresholds established in the Chula Vista MSCP Subarea Plan would be exceeded, the applicant would be required to reduce the impact below the designated threshold through either modification of construction activities (such as berming) or avoiding clearing, grubbing, grading or construction activities within 300 feet of an occupied nest site. Post-construction noise impacts associated with residential development will be minimized to the greatest extent possible through site layout. There are no single family lots backing onto the Preserve Edge. A single-loaded residential street is located within the 100' Preserve Edge and buffers residential uses from the Preserve. Activities associated with the ongoing maintenance of the water quality basin and storm drain outlets are provided in the Village 8 East WQTR.

The proposed community park was identified in the Otay Valley Regional Park Concept Plan as Active Recreation #11. Per the MSCP Subarea Plan, Section 6.3.4, Otay Valley Regional Park Uses, "Active recreation areas are identified in the Otay Ranch GDP as allowed uses in the Otay Ranch Preserve and are not subject to the 100-foot Edge Plan requirements." However, Anita Hayworth, Ph.D, reviewed the Conceptual Community Park Concept Plan as it relates to species points in the vicinity of the park. Dr. Hayworth identified up to four gnatcatcher points north of the Community Park site and several documented Vireo sightings west and south of the Otay Quarry. However, noise generating sports fields are located approximately 150 feet from these sensitive receptors. In addition, riparian habitat (Willow patch) within the Otay River Valley is approximately 150 feet south of the soccer field, providing ample setbacks from mapped sensitive habitats. After reviewing minor adjustments to field locations, Dr. Hayworth indicated that no additional changes to the Conceptual Community Park Plan are necessary. Further, Dr. Hayworth determined that limitations to park activities during breeding seasons (February 15 and August 15) are not warranted. See Biological Report for MSCP Adjacency Analysis.



6. Invasive Plant Materials

MSCP Policy:

"No invasive non-native plant species shall be introduced into areas immediately adjacent to the Preserve. All slopes immediately adjacent to the Preserve should be planted with native species that reflect the adjacent native habitat. The plant list contained in the "Wildland / Urban Interface: Fuel Modification Standards," and provided as Appendix L of the Subarea Plan, must be reviewed and utilized to the maximum extent practicable when developing landscaping plans in areas adjacent to the Preserve." (Page 7-27)

Compliance:

Landscape plans within the 100' Preserve Edge will not contain invasive species, as determined by the City of Chula Vista and identified in the MSCP Subarea Plan, Appendices N, List of Invasive Species. Landscape areas within the 100' Preserve Edge including, but not limited to, manufactured slopes, street-adjacent landscaping and the Preserve Overlook and Village Trail feature must comply with the Approved Plant List provided as Attachment "A" to this document. This list also meets the requirements outlined in the attachment to the Village 8 East Fire Protection Plan as these areas are also within the 100' Brush Management Zone required by the MSCP Subarea Plan. Any changes to the Approved Plant List must be approved by the Development Services Director or the Director's designee. The area may be planted with container stock (liners) or a hydroseed mix.

7. Buffers

MSCP Policy:

"There shall be no requirements for buffers outside the Preserve, except as may be required for wetlands pursuant to Federal and/or State permits, or by local agency CEQA mitigation conditions. All open space requirements for the Preserve shall be incorporated into the Preserve. Fuel modification zones must be consistent with Section 7.4.4 of the Subarea Plan."

Compliance:

Brush Management zones have been incorporated into the proposed development areas of the SPA Plan pursuant to the requirements of the Subarea Plan. Where appropriate, graded landscaped slope areas will be maintained pursuant to Fire Department requirements and will be outside of the Preserve. The Village 8 East Fire Protection Plan provides specific fuel modification requirements for the entire SPA Plan Area. Consistent with the Chula Vista MSCP requirements, a 100' Brush Management Zone has been established and that coincides with the 100' Preserve Edge. A description of the Brush Management Zones is provided below and shown in Exhibits 9 & 10.



a. Brush Management Zones:

Zone 1: All public and private areas located between a structure's edge and 50 feet outward. These areas may be located on publicly maintained slopes, private open space lots, public streets, and/or private yards.

- Provide a permanent irrigation system within this irrigated wet zone.
- Plantable retaining walls shall be permanently irrigated.
- Only those trees on the Approved Plant List and those approved by the Development Services Director as not being invasive are permitted in this zone.
- All plant and seed material to be locally sourced to the greatest extent possible to avoid genetically compromising the existing Preserve Vegetation.
- Tree limbs shall not encroach within 10 feet of a structure or chimney, including outside barbecues or fireplaces.
- Provide a minimum of 10 feet between tree canopies.
- Additional trees (excluding prohibited or highly flammable species) may be planted as parkway streets on single loaded streets.
- Limit 75% of all groundcovers and sprawling vine masses to a maximum height of 18 inches.
- 25% of all groundcover and sprawling vine masses may reach a maximum height of 24 inches.
- Ground covers much be of high-leaf moisture content.
- Shrubs shall be less than 2 feet tall and planted on 5-foot centers.
- Randomly placed approved succulent type plant material may exceed the height requirements, provided that they are spaced in groups of no more than three and a minimum of five feet away from described "clear access routes."
- Vegetation/Landscape Plans within this zone shall be in compliance with the Preserve Edge Plan, the Chula Vista MSCP Subarea Plan and the Village 8 East Fire Protection Plan



Zone 2: All public and private areas located between the outside edge of Zone 1 and 50 feet outward to 100 feet, per the Village 8 East Fire Protection Plan. These areas may be located on public slopes, private open space lots and public streets, and are subject to the criteria provided below:

- Utilize temporary irrigation to ensure the establishment of vegetation intended to stabilize the slopes and minimize erosion.
- Plantable retaining walls shall be permanently irrigated.
- Trees may be located within this zone, provided they are planted in clusters of no more than three. A minimum distance of no less than 20 feet shall be maintained between the tree cluster's mature canopies.
- Only those trees on the Approved Plant List and those approved by the Development Services Director as not being invasive are permitted in this zone.
- All plant and seed material to be locally sourced to the greatest extent possible to avoid genetically compromising the existing Preserve Vegetation.
- Limit 75% of all groundcover and sprawling vine masses to a maximum height of 36 inches.
- 25% of all groundcover and sprawling vine masses may reach a maximum height of 48 inches.
- Randomly placed approved succulent type plant material may exceed the height requirements, provided that they are spaced in groups of no more than three and a minimum of five feet away from described "clear access routes."
- Shrubs may be planted in clusters not exceeding a total of 400 sq. ft.
- Provide a distance of no less than the width of the largest shrub's mature spread between each shrub cluster.
- Provide "avenues" devoid of shrubs a minimum width of 6 feet and spaced a distance of 200 linear feet on center to provide a clear access route from toe of slope to top of slope.



- When shrubs or other plants are planted underneath trees, the tree canopy shall be maintained at a height no less than three times the shrub or other plant's mature height (break up any fire laddering effect).
- There shall be no hedges.

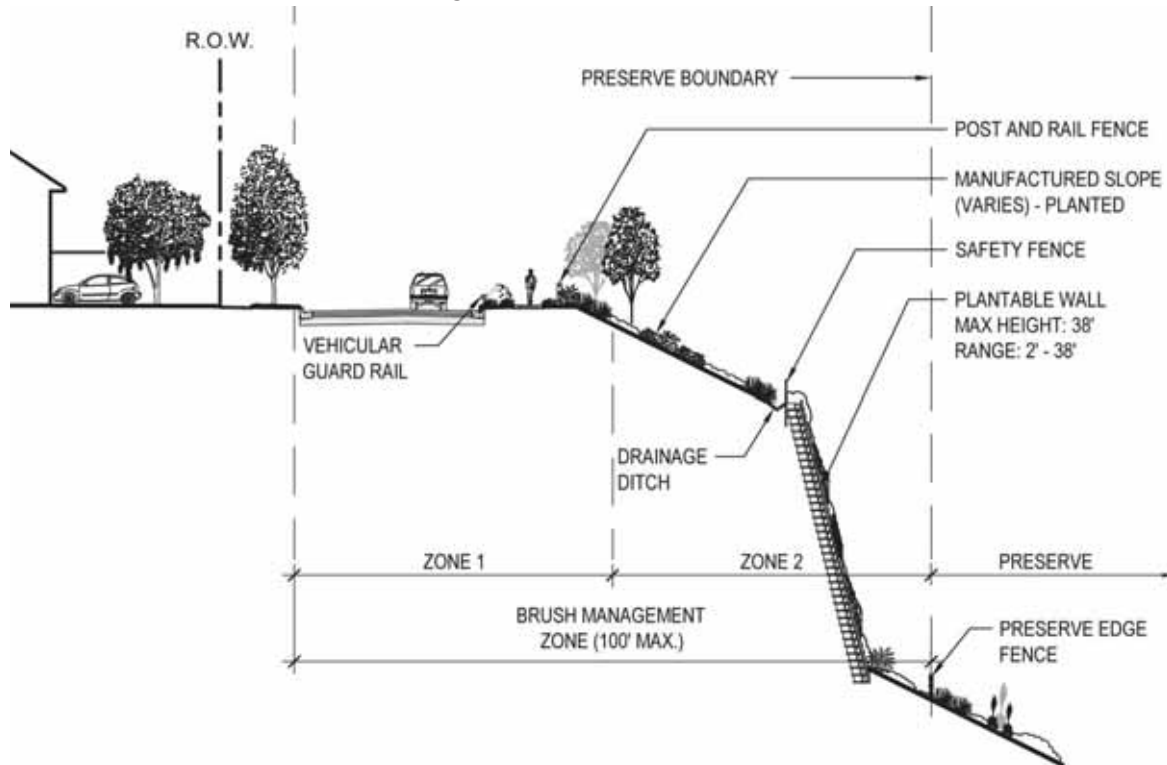


Exhibit 10
Brush Management Zone – Condition 1

Note: Plantable wall location, height, setback and geogrid zone are conceptual, subject to final engineering design.

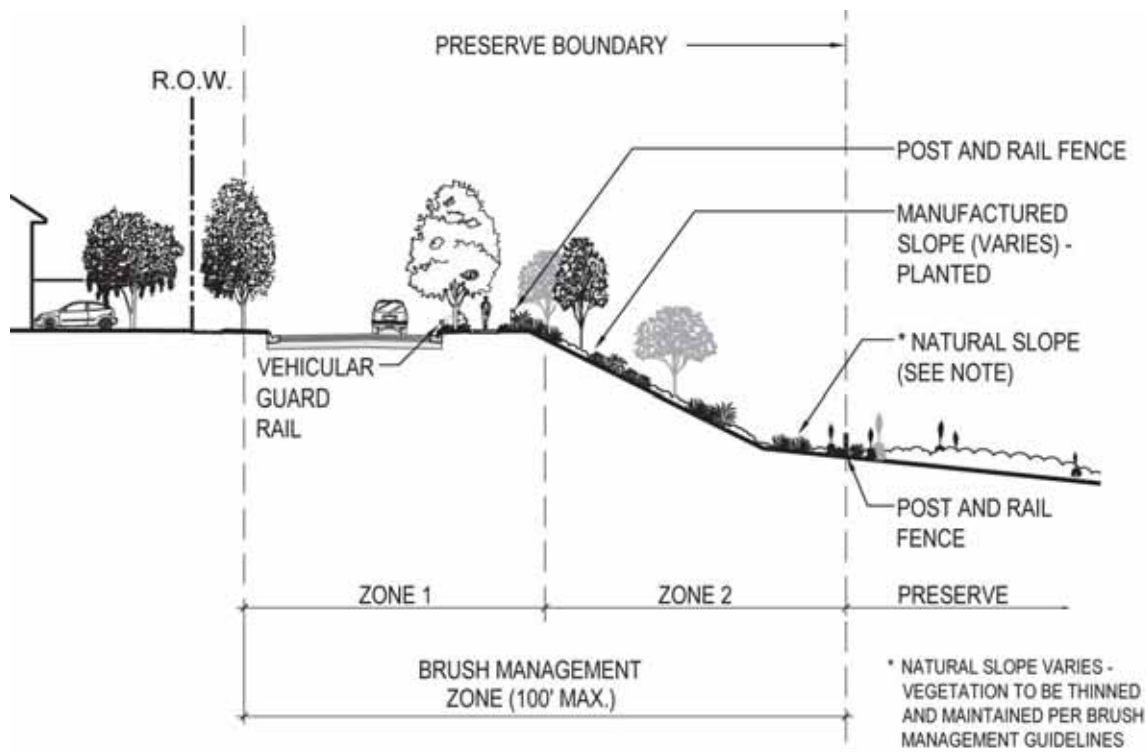


Exhibit 11
Brush Management Zone – Condition 2

A more detailed description of the Brush Management Zone, including maintenance activities, planting programs, etc. is provided in the University Villages Fire Protection Plan; Village 8 East. A portion of Zone 1 may be incorporated into streets, CPF sites, parks and private recreation areas, as appropriate. Any proposed changes in the Brush Management Zone are subject to approval by the Chula Vista Development Services Director and the Chula Vista Fire Chief.

The 100' Preserve Edge coincides with the 100' Brush Management Zone. Where the edge condition involves streets adjacent to Preserve areas, hard surface and irrigated landscaped areas would serve as wildland fire buffers, in accordance with any specific requirements of the Fire Protection Plan. Plantable retaining walls are also included within Zone 2 of the 100' Brush Management Zone.

The irrigation design proposed for the Preserve Edge includes permanent irrigation within Brush Management Zone 1 (0-50 feet) and temporary irrigation in Zone 2 to ensure the establishment of vegetation intended to stabilize the slope and minimize erosion. Per the Fire Protection Plan, Permanent irrigation is required on the plantable retaining walls within Zone 2. The temporary irrigation is described below:

Zone 2 (51 – 100 feet) would be irrigated with above ground irrigation lines utilized only during plant establishment using sprinkler heads that spray 360 degrees. When the plants have become established, the



sprinkler heads will be adjusted to spray only 180 degrees toward the upper 50 feet of the slope.

Plantable Retaining Wall irrigation shall utilize low flow point drip irrigation emitters to minimize, to the greatest extent possible, run-off into the Preserve. Water saving devices shall also be utilized including; flow-sensing, rain-sensing devices and automatic control systems that either interface with CIMIS data or on-site weather sensors, in compliance with the City of Chula Vista Landscape Water Ordinance, Chapter 20.12 of the Municipal Code.

If properly managed, the temporary irrigation within Brush Management Zone 2 as described above, does not conflict with the Adjacency Management Issues found in Section 7.5.2 of the City of Chula Vista MSCP Subarea Plan.

Otay Ranch GDP Objective:

Identify allowable uses within appropriate land use designations for areas adjacent to the Preserve.

Policy: All development plans adjacent to the edge of the Preserve shall be subject to review and comment by the Preserve Owner/Manager, the City of Chula Vista, and the County of San Diego to assure consistency with resource protection objectives and policies.

Policy: "Edge Plans" shall be developed for all SPAs that contain areas adjacent to the Preserve. The "edge" of the Preserve is a strip of land 100 feet wide that surrounds the perimeter of the Preserve. It is not a part of the Preserve, it is a privately or publicly owned and maintained area included in lots within the urban portion of Otay Ranch immediately adjacent to the Preserve.

Compliance:

The preparation of this Village 8 East Preserve Edge Plan fulfills the requirement to develop an "Edge Plan" for any SPA Plan Area adjacent to the Preserve and is subject to review and comment by the Preserve Owner/Manager, the City of Chula Vista and County of San Diego. Uses within the 100' Preserve Edge are either privately or publicly owned and maintained.

The Community Park located south of Village 8 East is identified as "Active Recreation" in the Chula Vista MSCP Subarea Plan and is not subject to the 100-foot Edge Plan requirements. However, the Community Park Concept Plan has been developed and refined based on input from the Applicant's biologist to minimize/avoid impacts on sensitive resources located within the surrounding Preserve areas. See the Community Park Concept Plan (Exhibit 12). In addition to the Concept Plan, cross sections depicting the relationship between the community park, the Chula Vista Greenbelt Trail/Salt Creek



Sewer Easement and the Otay River Valley are provided in Exhibit 13. The University Villages Biological Technical Report addresses/analyzes the park in relationship to the MSCP Adjacency Guidelines.

MSCP Adjacency Guidelines

All new development must adhere to the Adjacency Guidelines for drainage found on Page 7-25 of the Subarea Plan. In summary, the guidelines state that:

1. All developed areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that might degrade or harm the natural environment or ecosystem processes within the Preserve.
2. Develop and implement urban runoff and drainage plans which will create the least impact practicable for all development adjacent to the Preserve.
3. All development located within or directly adjacent to or discharging directly to an environmentally sensitive area are required to implement site design, source control, and treatment control Best Management Practices (BMPs).

Compliance:

To adhere to these MSCP guidelines, excessive runoff into the Preserve from adjacent irrigated slopes must be prevented. Erosion control BMPs must be installed prior to planting and watering to prevent siltation into the Preserve. The irrigation system installed on the slopes should have an automatic shutoff valve to prevent erosion in the event the pipes break. Irrigation schedules for the slopes adjacent to the Preserve must be evaluated and tested in the field to determine the appropriate water duration and adjusted, as necessary, to prevent excessive runoff.

The irrigation system proposed for the plantable retaining walls, utilizes the latest industry technology and application methods to maximize the efficiency of the water applied. The system is designed to ensure irrigation run-off never reaches the MSCP Preserve, even in emergency situations. This is accomplished by utilizing a number of the standards already approved by the City of Chula Vista. This includes

1. Weather based control systems, that limit the amount of water applied (based on the weather conditions), on a daily basis. These controllers are web based, with 2-way communication that downloads local weather conditions and applies the data to each irrigation system run-time.
2. Flow sensing valves in conjunction with master valves, sense when an emergency occurs (such as a pipe break) and shut the whole system down within seconds. The flow sensor also records the performance data to assist in system adjustments as seasons change.



The method proposed to irrigate the wall includes the use of low-volume (drip) systems that distribute water at a rate of less than 1 gallon per hour. The low rate ensures that the water infiltrates the soil at such a slow rate it eliminates the possibility of run-off. Systems are also designed with pressure compensating nozzles that distribute water consistently throughout the whole system, avoiding over saturating areas. Lastly, check valves are utilized that prevent low head drainage, as each system turns-off.

These individual measures are water conserving, however when combined, water efficiency is extremely high, and waste and run-off virtually eliminated. Detailed irrigation plans will be prepared in conjunction with slope improvement plans.

In addition, a manual weeding program or the focused application of glyphosate shall be implemented on the manufactured slopes adjacent to the Preserve to control weeds that are likely to be encouraged by irrigation. Weed control efforts should occur quarterly or as needed, to prevent weeds on the manufactured slopes from moving into the adjacent Preserve. A qualified monitor shall check the irrigated slopes during plant establishment to verify that excessive runoff does not occur and that any weed infestations are controlled.

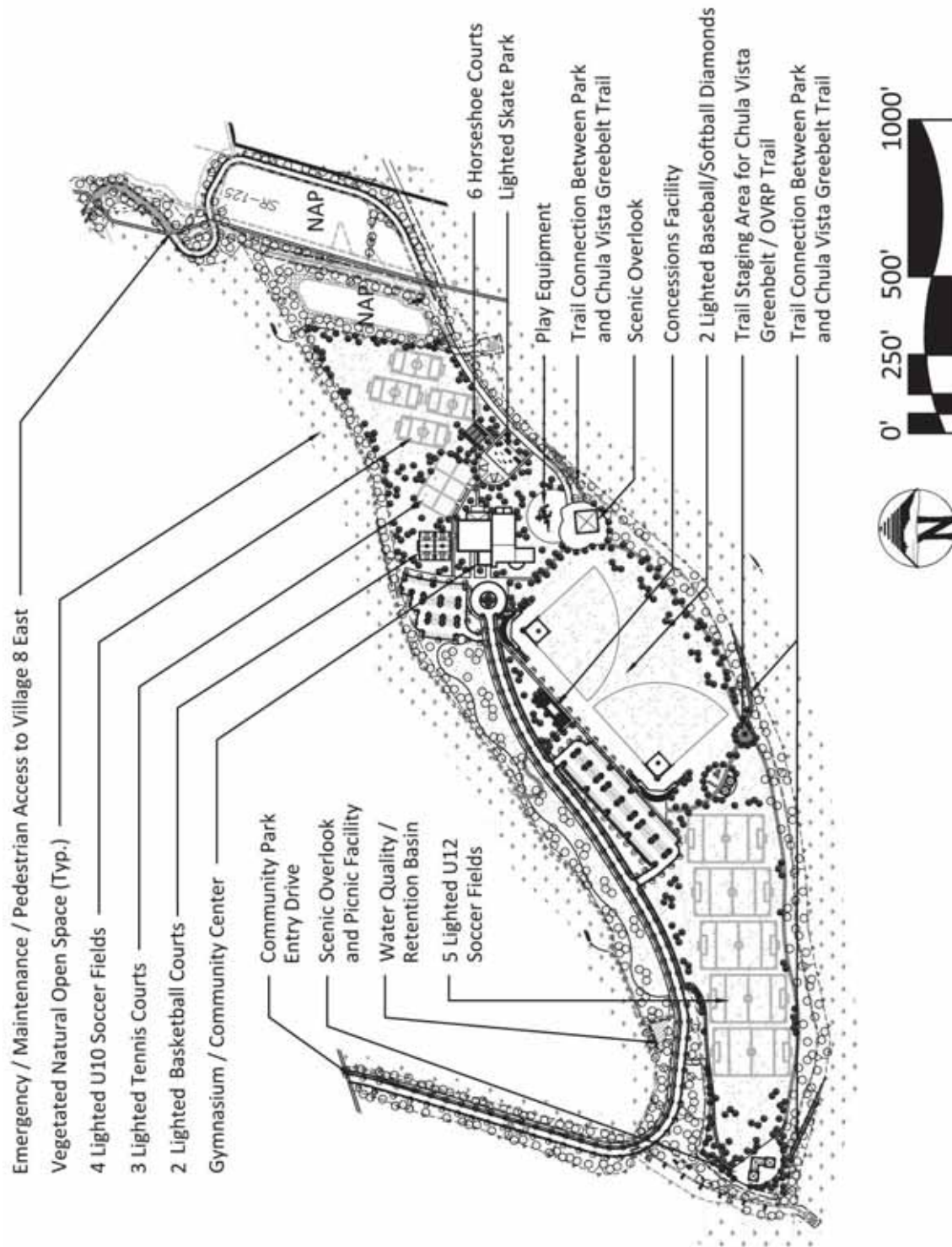
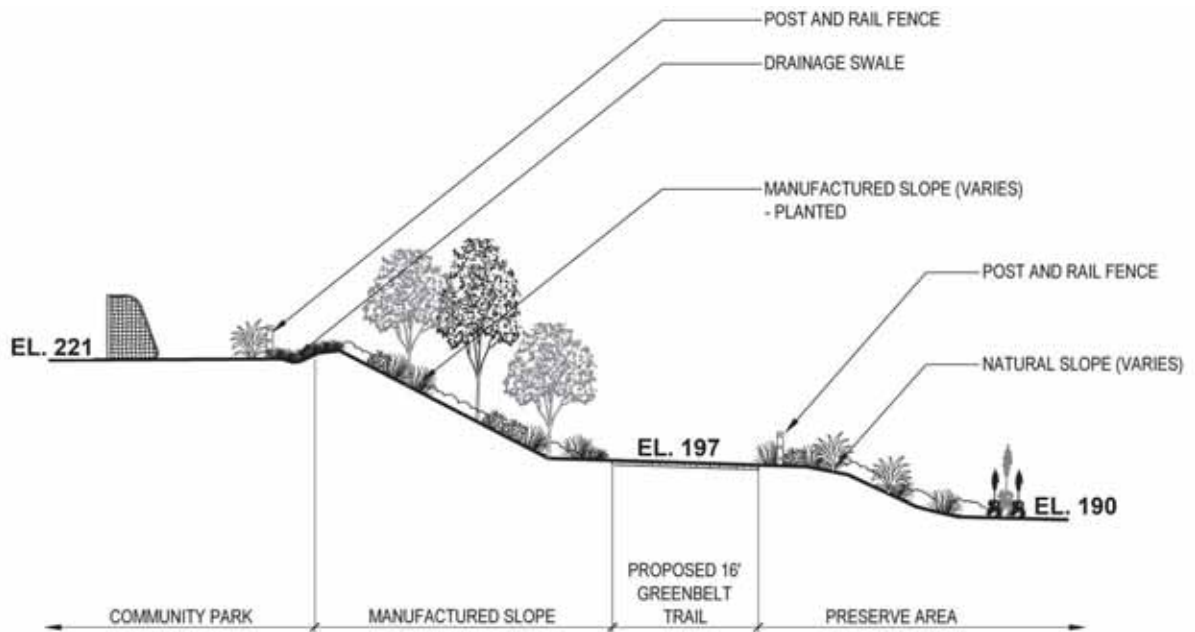
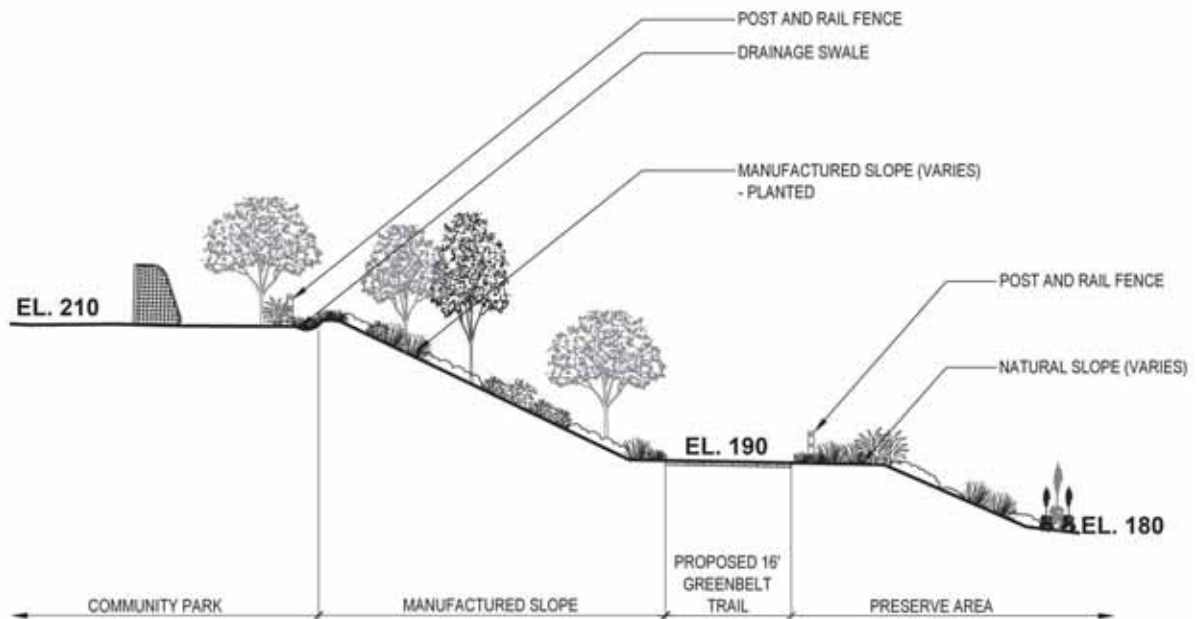


Exhibit 12
Community Park Concept Plan



Edge Condition 1



Edge Condition 2

Scale: 1" = 20'

Exhibit 13 Community Park Cross Sections



8. Restrict Access

Both the Otay Ranch RMP and Chula Vista MSCP Subarea Plan contain policies that restrict or limit access into the Preserve. These policies are discussed below:

Otay Ranch RMP Policy 6.5:

“Identify restricted use areas within the Preserve.”

Standard: Public access may be restricted within and adjacent to wetlands, vernal pools, restoration areas, and sensitive wildlife habitat (e.g., during breeding season) at the discretion of the Preserve Owner/Manager.

Guidelines:

1. The Preserve Owner/Manager shall be responsible for identifying and designating restricted areas based on biological sensitivity...”

MSCP Policy:

“The public access to finger canyons will be limited through subdivision design, fencing or other appropriate barriers, and signage.”

“Install barriers (fencing, rocks/boulders, appropriate vegetation) and/or signage in new communities where necessary to direct public access to appropriate locations.”

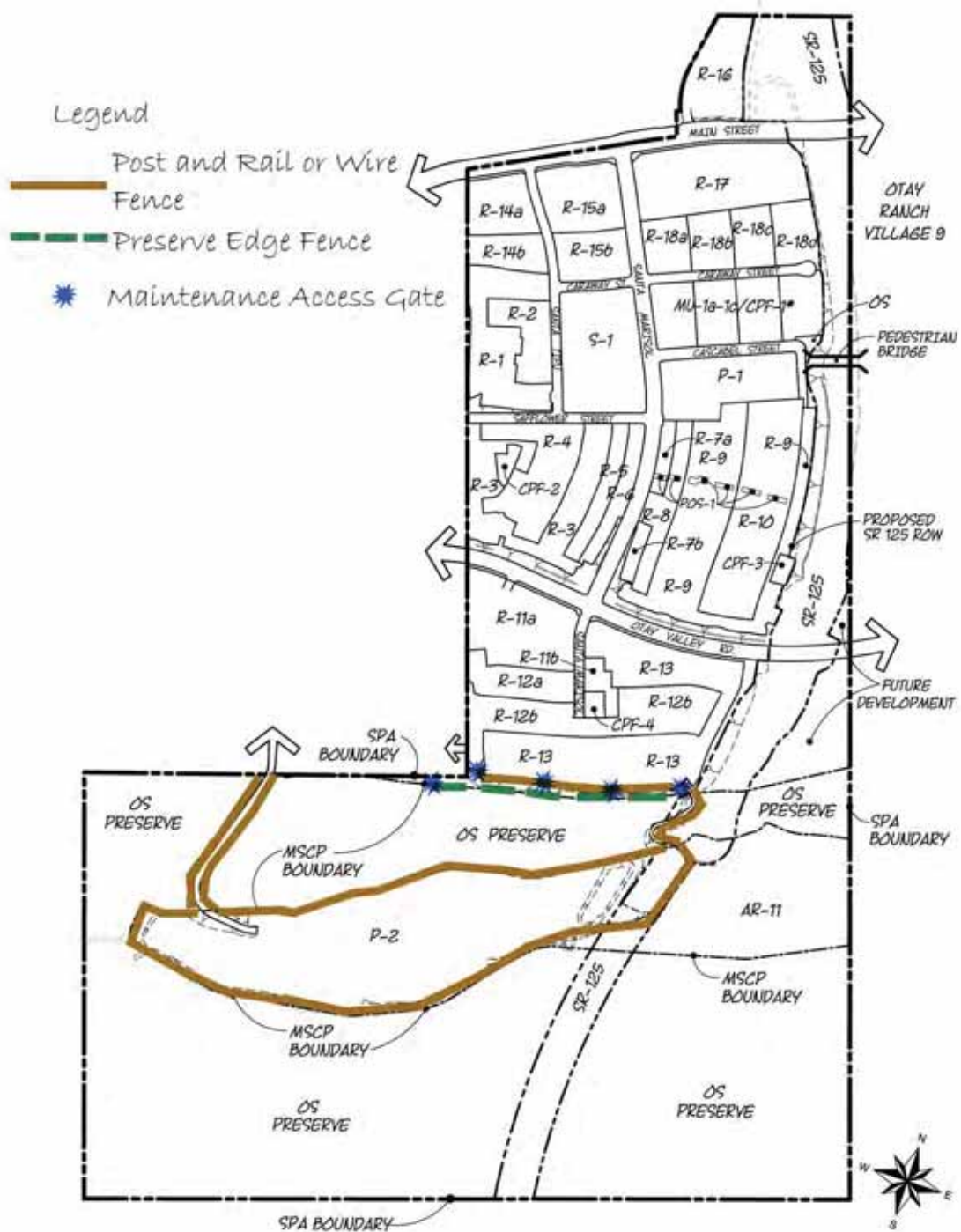
Compliance:

Pursuant to the requirements of the MSCP Subarea Plan and RMP, the land plan has been designed to provide access to the preserve areas at designated locations, directing pedestrians to developed public trails within the Otay River Valley via designated public trails and roadways. The SPA Plan and Village Design Plan provide Wall and Fence Plans for Village 8 East. View fencing/walls along the Preserve Edge will be provided outside the Preserve, within the Brush Management Zone/100’ Preserve Edge. This property will be maintained either by the Master HOA or the City of Chula Vista, with maintenance funded through an open space maintenance district or by a Homeowner’s Association.

Access to the Brush Management Zone will be provided via locked gates for maintenance and fire protection activities only located every 1,000’ along the southern edge of Village 8 East. Interim access control measures, such as fencing, signage, etc. will be provided within the development area to restrict public access until trail improvements within the Preserve are complete. The conceptual location of perimeter fencing at the Preserve Edge is depicted in Exhibit 14. Perimeter fencing is intended to provide a barrier between development and Preserve areas. The exact location and type of all proposed fencing will be depicted on the overall Village 8 East Landscape Master Plan and will be subject to review and approval by the Development Service Director. Signage, identifying the MSCP Preserve and notifying the public of access restrictions, will be provided at key locations along the Preserve Edge. A detailed sign program for trails will be provided on the Village 8



East Landscape Master Plan and will be subject to review and approval by the Development Services Director, and the Public Works Director or designee.



Note: See Village Design Plan, Page 80, Lighting within the 100' Preserve Edge

Exhibit 14
Perimeter Wall (Barrier) at Preserve Edge Plan

**Attachment “A”
Approved Plant List**

**UNIVERSITY VILLAGES
VILLAGE 8 EAST
APPROVED MASTER PLANT LIST
JULY 2014**

FUEL MODIFICATION ZONE 1

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation. Notes provided below must be adhered to and planting must be implemented in accordance with the Chula Vista Fire Department's fuel modification guidelines summarized in the Village 8 East Fire Protection Plan.		
Trees:		
Heteromeles arbutifolia	Toyon	May be planted within Fuel Management Zone 1 up to 10% of the plant palette mix. No single mass shall exceed 400 sf. These shall be spaced such that the nearest shrub is no closer than the tallest shrub height (at maturity)
Metrosideros exelsus (un-cut leader)	New Zealand Christmas Tree	
Plantanus racemosa	California Sycamore	
Quercus agrifolia	Coast Live Oak	
Rhus lancea	African Sumac	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)

Shrubs, Cacti & Groundcovers:

Acalypha californica	California Copperleaf	
Agave Shawii	Coastal Agave	
Arctostaphylos 'Emerald Carpet'	Emerald Carpet Mazanita	
Baccharis Pilularis	Coyote Brush	Only local native shrub species will be utilized. No cultivars shall be permitted.
Bloomeria Crocea	Common goldstar	
Ceanothus verrocous	Wartystem Ceanothus	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Comarostaphylis diversifolia	Summer Holly	
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	
Cotoneaster horizontalis	Rock Cottoneaster	
Cylindropuntia prolifera	Coast Cholla	
Dudleya pulverulenta	Chalk Lettuce	
Encelia californica	California Encelia	
Epilobium californicum	California Fushcia	
Euphorbia misera	Cliff Spurge	

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Galvezia speciosa	Bush Snapdragon	
Helianthemum scoprium	Sun Rose	
Isomeris arborea	Bladder Pod	
Iva hayesiana	San Diego Marsh Elder	
Lupinus succulentus	Arroyo Lupine	
Lycium californicum	Box Thorn	
Malachothamnus fasciculatus	Chaparrel Bushmallow	
Malamosa laurina	Hollyleaf Cherry	
Nassella pulchra	Purple Needlegrass	
Opuntia littoralis	Coastal Prickly Pear Cactus	Plants must be locally sourced
Opuntia oricola	No Common Name	Plants must be locally sourced
Rhamnus crocea	Redberry	
Rhus Integrifolia	Lemonade Berry	
Ribes speciosum	Fuschia Flowering	
Salvia apiana	Gooseberry	
	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species
Simmondsia chinesnsis	Jojoba	May be planted in limited quantities and must be properly spaced
Sisyrinchium bellum	Blue-Eyed Grass	
Thymus serpyllum ‘Reiters’	Creeping Thyme	Restricted to 30% of area at time of planting. Use in irrigated areas only
Yucca schidigera	Mojave Yucca	
Yucca whipplei	Our Lord’s Candle	
Hydroseed Mix:		
Baccharis Pilularis	Coyote Brush	Only local native shrub species will be utilized. No cultivars shall be permitted.
Ceanothus verrocous	Wartystem Ceanothus	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Encielia californica	California Encelia	
Hazardia squarrosa	Sawtooth Goldenfields	
Isomeris arborea	Bladder Pod	
Iva hayesiana	San Diego Marsh Elder	
Layia platyglossa	Tidy tips	
Lupinus succulentus	Arroyo Lupine	
Malachothamnus fasciculatus	Chaparrel Bushmallow	
Malamosa laurina	Hollyleaf Cherry	
Nassella pulchra	Purple Needlegrass	

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Phacelia campanularia	California Blue Bells	
Rhamnus crocea	Redberry	
Rhus Integrifolia	Lemonade Berry	
Salvia apiana	White Sage	
Sisyrinchium bellum	Blue-Eyed Grass	
Viguiera laciniata	San Diego Sunflower	
Yucca whipplei	Our Lord's Candle	

Hydroseed Mix (Plantable Retaining Walls):

Baccharis Pilularis	Coyote Brush	Only local native shrub species will be utilized. No cultivars shall be permitted.
Camissonia cheiranthifolia	Beach Evening Primrose	
Ceanothus verrocosus	Wartystem Ceanothus	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Clarkia bottae	Botta's Clarkia	
Eriophyllum confertiflorum	Golden Yarrow	
Hazardia squarrosa	Sawtooth Goldenfields	
Lasthenia californica	California Gold Rush	
Mimulus aurantiacus	Sticky Monkey Flower	Plants must be locally sourced
Salvia apiana	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species
Sisyrinchium bellum	Western Blue-Eyed Grass	
Viguiera laciniata	San Diego Sunflower	
Yucca whipplei	Our Lord's Candle	

FUEL MODIFICATION ZONE 2

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation		

Trees:

Quercus agrifolia	Coast Live Oak
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Shrubs, Cacti & Groundcovers:

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Acalypha californica	California Copperleaf	
Agave shawii	Coastal Agave	
Aristida pupurea	Purple Three-Awn	
Chlorogalum parviflorum	Smallflower Soap Plant	
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	
Cylindropuntia prolifera	Coast Cholla	
Deinandra fasciculata	Fascicled Tarplant	
Dodonaea viscosa	Hop Bush	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Dudleya pulverulenta	Chalk Lettuce	
Encelia californica	Coastal Sunflower	
Epilobium californicum	California Fuchsia	
Euphorbia misera	Cliff Spurge	
Grindelia robusta	Gum Plant	
Helianthemum scoparium	Sun Rose	
Isomeris arborea	Bladderpod	
Lupinus succulentus	Arroyo Lupine	
Lycium californicum	Box Thorn	
Malachothamnus fasciculatus	Chaparral Bushmallow	
Mirabilis californica	Wishbone Bush	
Nassella pulchra	Purple Needlegrass	
Opuntia littoralis	Coastal Prickly Pear Cactus	Plants must be locally sourced
Opuntia oricola	No Common Name	Plants must be locally sourced
Prunus ilicifolia	Hollyleaf Cherry	
Rhamnus crocea	Redberry	
Rhus integrifolia	Lemonade Berry	
Ribes speciosum	Fuchsia Flowering	
Salvia apiana	Gooseberry	
	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species
Simmondsia chinensis	Jobba	
Sisyrinchium bellum	Western Blue-Eyed Grass	
Yucca schottii	Mojave Yucca	
Yucca whipplei	Foothill Yucca	
Hydroseed Mix:		
Bloomeria crocea	Common Goldstar	
Encelia californica	Coastal Sunflower	
Eriophyllum confertiflorum	Golden Yarrow	

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Gnaphalium bicolor	Bicolor Cudweed	
Hazardia squarrosa	Sawtooth Goldenfields	
Heteromeles arbutifolia	Toyon	
Isomeris arborea	Bladderpod	
Isocoma menziesii	Coast Goldenbush	
Lasthenia californica	Goldfields	
Layia platyglossa	Tidy tips	
Lupinus bicolor	Miniature Lupine	
Lupinus succulentus	Arroyo Lupine	
Nassella pulchra	Purple Needlegrass	
Phacelia campanularia	California Blue Bells	
Plantago erecta	Dot-Seed Plantain	
Rhamnus crocea	Redberry	
Rhus integrifolia	Lemonade Berry	
Salvia apiana	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species

Sisyrinchium bellum	Blue-Eyed Grass
Sphaeralcea ambigua	Desert Mallow
Viguiera laciniata	San Diego Sunflower
Yucca whipplei	Foothill Yucca

Hydroseed Mix (Plantable Retaining Walls - irrigated):

Clarkia bottae	Botta's Clarkia
Eriophyllum confertiflorum	Golden Yarrow
Eschscholzia californica	California Poppy
Hazardia squarrosa	Sawtooth Goldenfields
Lasthenia californica	Goldfields
Mimulus aurantiacus ⁴	Sticky Money Flower
Sisyrinchium bellum	Blue-Eyed Grass
Viguiera laciniata	San Diego Sunflower

**THE UNIVERSITY VILLAGES
VILLAGE 8 EAST SPA PLAN
PUBLIC FACILITIES FINANCE PLAN**

**Approved by:
Chula Vista City Council
Date: December 2, 2014 - Resolution 2014-235**

December 2, 2014


**Prepared by:
burkett & wong engineers **

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I. EXECUTIVE SUMMARY

This Public Facility Finance Plan (PFFP) addresses the public facility needs associated with the Otay Ranch Village 8 East SPA Plan. The developer proposed project as described in the SPA Plan is sometimes referred to as “The Project” in this PFFP. The PFFP has been prepared under the requirements of the City of Chula Vista’s Growth Management Program and Chapter 9, Growth Management of the Otay Ranch General Development Plan (GDP). The preparation of the PFFP is required in conjunction with the preparation of the SPA Plan for the project to ensure that the phased development of the project is consistent with the overall goals and policies of the City’s General Plan, Growth Management Program, and the Otay Ranch GDP, which was adopted by the Chula Vista City Council on October 28, 1993 and recently updated to ensure that the development of the project will not adversely impact the City’s Quality of Life Threshold Standards. This PFFP meets the policies and objectives of the Otay Ranch GDP.

This PFFP is based upon the phasing and project information that has been presented in the *University Villages Sectional Planning Area (SPA) Plan Otay Ranch Village 8 East dated July 25, 2014 by Hunsaker & Associates* and the *Environmental Impact Report for the Otay Ranch University Villages Project dated August 2014 by Dudek*. The PFFP begins by analyzing the existing demand for facilities based upon the demand from existing development and those projects with various entitlements through the year 2018 (using a starting date of 2014, per the EIR). Further, the PFFP uses the developer proposed phasing to determine the associated impacts.

The Village 8 East SPA Plan area represents a specific geographic area within the overall Otay Ranch planning area of Chula Vista. Planning entitlement documents and technical reports related to the Village 8 East SPA Plan area have been processed along with Otay Ranch Planning Areas Villages 3 North, a portion of Village 4, and Village 10. The Village 8 East public facility review and analysis has been conducted in the context of the surrounding Otay Ranch Villages 3 North, a portion of Village 4, and Village 10. Technical reports utilized in the preparation of and referenced in this PFFP include analysis of Villages 3 North, a portion of Village 4, Village 10 and as such, some public facility discussion in this PFFP may include discussion of those peripheral villages in proximity to Village 8 East.

When specific thresholds are projected to be reached or exceeded based upon the analysis of the phased development of the project, the PFFP provides recommended mitigation necessary for continued compliance with the Growth Management Program and Quality of Life Threshold Standards. The development phasing analyzed in this PFFP is consistent with the SPA Phasing Plan, but may indicate that the development phasing should be limited or reduced until certain actions are taken to guarantee public facilities will be available or provided to meet the Quality of Life Threshold Standards. Changes to phasing shall require approval of the Director of Development Services.

Typically, as an applicant receives each succeeding development approval, the applicant must perform the required steps to ensure the timely provision of the required facility. Failure to perform the required step curtails additional development approvals. The typical steps are illustrated below:

Performance of Facility Thresholds

GDP:

- Goals, objectives & policies established.
- Facility thresholds established.
- Processing requirements established.

SPA:

- Facility financing refined and funding source identified consistent with GDP goals, objectives & policies.
- Facility demand and costs calculated consistent with adopted land uses and GDP defined methodologies.
- Specific facility financing and phasing analysis performed to assure compliance with Growth Management Threshold Standards.
- Facilities sited and zoning identified.

Tentative Map:

- Subdivision approval conditioned upon assurance of facility funding.
- Subdivision approval conditioned upon payment of fees, or the dedication, reservation or zoning of land for identified facilities.
- Subdivision approval conditioned upon construction of certain facility improvements.

Final Map:

- Tentative Map conditions performed.
- Lots created.

Building Permit:

- Impact fees paid as required.

The critical link between the threshold standards and development entitlements is the PFFP. Part II, Chapter 9, Section C of the GDP/SPA Processing Requirements, General Development Plan Implementation, requires the preparation of Public Facility Financing and Phasing Plans in conjunction with SPA approval. This PFFP satisfies the GDP requirement. The PFFP requires the preparation and approval of phasing schedules showing how and when facilities and improvements necessary to serve proposed development will be installed or financed to meet the Threshold Standards, including:

- An inventory of present and future requirements for each facility.
- A summary of facilities cost.
- A facility phasing schedule establishing the timing for installation or provisions of facilities.
- A financing plan identifying the method of funding for each facility required.
- A fiscal impact report analyzing SPA consistency with the Subregional Plan (SRP).

Subsection C of the City of Chula Vista Municipal Code (CVMC) Section 19.09.100 (Growth Management Ordinance) requires that if the City Manager determines that facilities or

improvements within a PFFP are inadequate to accommodate any further development within that area the City Manager shall immediately report the deficiency to the City Council. If the City Council determines that such events or changed circumstances adversely affect the health, safety or welfare of City, the City may require amendment, modification, suspension, or termination of an approved PFFP.

A. GENERAL CONDITIONS

1. All development within the boundaries of the PFFP for the project shall conform to the provisions of Section 19.09 of the Chula Vista Municipal Code (Growth Management Ordinance) as may be amended from time to time and to the provisions and conditions of this Public Facilities Financing Plan.
2. All development within the boundaries of the PFFP for the project shall be required to pay development impact fees, unless the developer has entered into a separate agreement with the City, for public facilities, transportation and other applicable fees pursuant to the most recently adopted program by the City Council, and as amended from time to time. Development within the boundaries of the Otay Ranch Village 8 East, development shall also be responsible for fair share proportionate fees that are necessary to meet the adopted facility performance standards as they relate to the SPA Plan and subdivision application.
3. The PFFP shall be implemented in accordance with Chula Vista Municipal Code (CVMC) 19.09.090. Future amendments shall be in accordance with CVMC 19.09.100 and shall incorporate newly acquired data, to add conditions and update standards as determined necessary by the City through the required monitoring program. Amendment to this Plan may be initiated by action of the Planning Commission, City Council or property owners at any time. Any such amendments must be approved by the City Council.
4. Approval of this PFFP does not constitute prior environmental review for projects within the boundaries of this Plan. All future projects within the boundaries of this PFFP shall undergo environmental review as determined appropriate by the City of Chula Vista.
5. Approval of this PFFP does not constitute prior discretionary review or approval for projects within the boundaries of the Plan. All future projects within the boundaries of this SPA PFFP shall undergo review in accordance with the Chula Vista Municipal Code. This PFFP analyzes the maximum allowable development potential for planning purposes only. The approval of this plan does not guarantee specific development densities.
6. The facilities and phasing requirements identified in this PFFP are based on the proposed Project Site Utilization Plan (Exhibit 3).
7. The Development Services Director will determine if any future proposed changes to the approved density and/or phasing plan requires reanalysis of public facilities and an amendment to the PFFP.
8. Density Transfer is permitted within the University Villages project pursuant to the Land Offer Agreement between the Applicant and the City of Chula Vista, dated July 8, 2014. The Development Services Director will determine, based upon the scope of the proposed density transfer, whether additional information (i.e. traffic, air quality, global climate change, utilities, etc.) is necessary for Administrative Approval of the density transfer.

B. PUBLIC FACILITY COST AND FEE SUMMARY

The following tables identify and summarize the various facility costs associated with development of the project. The facilities and their costs are identified in detail in subsequent sections of this document. The tables indicate a recommended financing alternative based upon current Chula Vista practices and policies. However, where another financing mechanism may be shown at a later date to be more effective, the City may implement such other mechanisms in accordance with City policies. This will allow the City maximum flexibility in determining the best use of public financing to fund public infrastructure improvements.

The *University Villages TIA, Otay Ranch Village 3 North, 8 East and 10, Revised July 10, 2014 by Chen + Ryan*, has identified onsite and offsite road improvements that will be required as the result of the development of the project. The Village 8 East SPA Project is anticipated to begin construction in 2020. The Village 3 North and the Village 10 SPA Projects are anticipated to begin construction and generate traffic in the years 2015 and 2025, respectively. The transportation improvement projects listed for Village 8 East include both offsite and onsite improvements. Most of the improvement projects are eligible for funding through the City's Transportation Development Impact Fee (TDIF) program. In the event the developer constructs a TDIF improvement, the cost of the improvement may be eligible for credit against TDIF fees. Construction of non-TDIF eligible improvements shall be completed by the developer as a project exaction.

Table A.1 summarizes the public facility phasing and associated costs. Transportation Development Impact Fees for the project total approximately \$37,659,127. These fees do not include Traffic Signal Fees, which will be determined at the time building permits are applied for. Also, these estimated fees do not include any credits the developer may have or may receive through a Development Agreement or through previous construction of TDIF eligible facilities.

Backbone sewer and water improvements will be funded, in part, through the payment of DIF fees and capacity fees established for these purposes. The Developer will fund on-site facilities. The Developer shall also bond for any off-site sewer improvements with the first Final Map for the Project, unless otherwise approved by the City Engineer.

The estimated project sewer fees is approximately \$4,319,152 (does not include the Administration Fee for sewer connection permit).

The total costs for the Village 8 East SPA Plan project Capital Improvement Plan (CIP) Potable and Recycled Water Facilities will be determined by the Otay Water District (OWD). According to the OWD policy No. 26, OWD will provide for the construction and design costs associated with the development of these improvements or pursuant to any agreement or provisions in effect at the time.

The project is anticipated to require one elementary school, which may be constructed with funding through a Mello-Roos CFD established by the Chula Vista Elementary School District and as may be memorialized in a School Mitigation Agreement with the district. The project will generate Middle and High School age students. The project may also participate in a CFD to be established by the Sweetwater Union High School District.

The project will trigger development impact fees for parks of approximately \$51,302,358 and for libraries of approximately \$5,631,920. Police, fire and emergency medical services, recreation, civic center, corporation yard, and other city public facilities will be funded, in part, from revenues generated from the payment of Public Facilities

Development Impact Fees (PFDIF) at building permit issuance. These fee revenues total approximately \$27,531,430. The City's development impact fees by phase and facility for the Project are identified on Table A.1.

Table A.1¹ Village 8 East Summary of DIF Fees by Phase & Facility							
Facility	Blue	Red	Yellow	Green	Purple	Orange	Totals
Traffic ²	\$18,071,190	\$9,180,435	\$6,346,952	\$2,161,462	\$1,899,088	\$0	\$38,885,171
Sewer	\$1,534,241	\$730,636	\$688,182	\$1,075,970	\$209,685	\$80,438	\$4,319,152
Drainage ³	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Water ³	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Police ⁶	\$3,388,992	\$1,593,515	\$848,868	\$289,083	\$253,992	\$0	\$6,374,450
Fire/EMS ⁶	\$1,872,806	\$935,011	\$707,644	\$240,989	\$211,736	\$0	\$3,968,186
Schools ⁴	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Library ⁶	\$2,904,552	\$1,409,562	\$803,656	\$273,686	\$240,464	\$0	\$5,631,920
Parks ⁵	\$24,227,856	\$12,262,096	\$9,033,256	\$3,076,286	\$2,702,864	\$0	\$51,302,358
Recreation ⁶	\$2,205,036	\$1,070,091	\$610,108	\$207,773	\$182,552	\$0	\$4,275,560
Civic Center ⁶	\$4,875,484	\$2,341,570	\$1,400,048	\$476,788	\$418,912	\$0	\$9,512,802
Corp. Yard ⁶	\$733,493	\$330,660	\$228,600	\$77,850	\$68,400	\$0	\$1,439,003
Pedestrian Bridge ⁷	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other Facilities ⁶	\$1,061,060	\$509,718	\$305,308	\$103,973	\$91,352	\$0	\$2,071,411
Total	\$60,874,710	\$30,363,294	\$20,972,622	\$7,983,860	\$6,279,045	\$80,438	\$126,553,969
Footnotes: ¹ The fees provided in this table are estimates only and subject to change. Fees are based on Form 5509 dated November 7, 2013. Fees are subject to change as the ordinance is amended by the City Council from time to time. ² Total includes TDIF & Traffic Signal Fees. ³ No city imposed DIF program in place for this facility. ⁴ No city imposed DIF program, however, all properties, including non-residential, are assessed a statutory school fee under state law to mitigate impacts on school facilities caused by residential development. ⁵ Includes both Development and Acquisition fee in lieu. Not applicable to non-residential projects. ⁶ Facilities funded by Public Facilities DIF component. ⁷ The pedestrian bridge DIF will be established prior to the approval of the first Final Map for the project. Actual fee obligation calculation to be based on implementing ordinance definition of dwelling unit type irrespective of underlying zoning district containing said dwelling unit. Please reference Exhibit 4, Phasing Plan.							

II. INTRODUCTION

II.1. Overview

The City of Chula Vista has thoroughly reviewed the issues dealing with development and the additional impacts it places on public facilities and services. City Council's approval of the Threshold Standards and Growth Management Oversight Committee (Commission) Policy (1997) and the Growth Management Element of the 1989 General Plan were the first steps in the overall process of addressing growth-related issues. The second step in this process was the development and adoption of the City's "Growth Management Program" document (1991) and the Growth Management Ordinance (1991).

The Chula Vista City Council adopted the Growth Management Program on April 23, 1991 (Resolution No. 16101) and the implementing Growth Management Ordinance (No. 2448) on May 28, 1991. These documents implement the Growth Management Element of the General Plan, and establish a foundation for carrying out the development policies of the City by directing and coordinating future growth in order to guarantee the timely provision of public facilities and services.

The Growth Management Ordinance requires a Public Facilities Finance Plan (PFFP) to be prepared for future development projects requiring a Sectional Planning Area (SPA) Plan or Tentative Map. The contents of the PFFP are governed by Section 19.09.060 of the Municipal Code, which requires that the plan show how and when the public facilities and services identified in the Growth Management Program will be installed or financed.

II.2. Purpose

The purpose of the Public Facilities Finance Plan is to implement the City's Growth Management Program and to meet the General Plan goals and objectives as well as the Growth Management Element goals and objectives. The Chula Vista Growth Management Program implements the City's General Plan and Zoning Ordinance by ensuring that development occurs only when necessary public facilities and services exist or are provided concurrent with the demands of new development.

II.3. Growth Management Threshold Standards

City Council Resolution No. 13346 identified 11 public facilities and services with related threshold standards and implementation measures. These public facilities and services were listed in a policy statement dated November 17, 1987 and have subsequently been refined based on recommendations from the Growth Management Oversight Commission (GMOC).

The 11 public facilities and services include:

- Traffic
- Police
- Fire/EMS
- Schools
- Libraries
- Parks and Recreation
- Water
- Sewer
- Drainage
- Air Quality
- Fiscal

During development of the Growth Management Program, Civic Facilities and Corporate Yard were added to the list of facilities to be analyzed in the PFFP:

Threshold Standards are used to identify when new or upgraded public facilities are needed to mitigate the impacts of new development. These threshold standards have been prepared to guarantee that public facilities or infrastructure improvements will keep pace with the demands of growth.

In order to be consistent with the Otay Ranch University Villages Project Draft Environmental Impact Report, this PFFP is based on the 2013 GMOC Annual Report. Generally, the findings of the 2014 Annual Report are similar to the 2013 report in that the same four Quality of Life Threshold Standards were found to be out of compliance. These standards include: Fire Response Times; Libraries; Police Priority 2 Response Times; and Traffic (One Arterial Segment: Heritage Road between Olympic Parkway and Telegraph Canyon continues to be non-compliant).

II.4. Project Background

The Otay Ranch General Development Plan / Sub Regional Area Plan (GDP/SRP) was originally adopted by Chula Vista City Council and the San Diego County Board of Supervisors on October 28, 1993. The plan governs the 23,000+ acre Otay Ranch Properties. The Otay Ranch GDP is based on and implements the City of Chula Vista General Plan. The 1993 Otay Ranch GDP includes plans for urban villages, a resort community, the Eastern Urban Center, industrial areas, rural estate planning areas, and a university. The Village 8 East project area is located in the central southern portion of the Otay Ranch GDP (See Exhibit 1 & 2).

In 2005, the Chula Vista City Council adopted an update to the Chula Vista General Plan; however, the Council deferred their land use decision on the southern portions of the Otay Valley, which includes Village 8 East. The General Plan and GDP were amended in 2013 to implement land use changes in Village 8 West and 9 (GPA 09-01 and PCM 09-11). In addition, the Chula Vista City Council entered into a Land Offer Agreement (LOA) with the Applicant in 2008. The LOA was subsequently amended in 2010 and again in 2014. The LOA established a framework for planning the southern portion of the Otay Valley Parcel, including the creation of a future University and Regional Technology Park. The SPA Plan implements the LOA by designating land uses consistent with the LOA in areas previously deferred by the City Council in conjunction with the 2005 General Plan Update.

The Village 8 East site is composed of approximately 575 acres located in the southern portion of the Otay Valley parcel of the Otay Ranch General Development (GDP), west of State Route 125 (SR-125) and north of the Otay River Valley. The site is characterized by a broad mesa with slopes leading down to the Otay River Valley along the southern boundary. Village 8 East is surrounded by the remainder of Village 8 (Village 8 West) to the west, Village 7 to the north, SR-125 and Village 9 to the east, and the Otay Valley Regional Park to the south.

The proposed project includes the following components: 3,560 residential units of which 943 are single-family and 2,617 are multi-family units; 9.5 acres of mixed-use development, 4.2 acres of Community Purpose Facility uses; 7.3 acres of Neighborhood Park; a 51.5 acre community park; a 10.8 acre elementary school; and 264.4 acres of natural and manufactured open space. Table A.2 below summarizes the proposed Village 8 East land uses.

Table A.2 Village 8 East^{a-b} Land Use Summary				
Land Use	Acres	Commercial S.F.	Residential Units	Population
Single-Family Residential	117.1		943	3,055
Multi-Family Residential	46.2		2,177	7,053
Mixed Use	9.5	20,000	440	1,426
Parks ^b	58.8			
School	10.8			
Community-Purpose Facilities	4.2			
Active Rec & Open Space	33.8			
Preserve	253.6			
Circulation	29.6			
Other (Future Development Areas)	8.1			
Other (SR-125 ROW, Lot 4)	3.6			
Subtotal	575.3	20,000	3,560	11,534
Notes: ^a Population estimates based on 3.24 persons per residential dwelling unit. ^b Includes approximately 51.1 acres of Village 8 East Community Park (P-2) and 7.3 acres of Neighborhood Park.				

Source: Project EIR

Alternative Development Scenario

The Village 8 East SPA includes an alternative development scenario to provide greater flexibility to respond to the possibility of changing market conditions during the buildout of the village. The Land Use Alternative allows for the flexibility to build either single-family or multi-family unit neighborhoods; R-11a and R-12a without requiring a subsequent SPA Plan Amendment within two. These neighborhoods may be developed with either 103 single-family units or up to 449 multi-family units. The overall unit count in the village will not exceed 3,560 units because under the multi-family scenario, up to 365 units would be transferred from other multi-family sites within the village to the combined R-11a and R-12a neighborhoods. Table A.3 compares the proposed development to the Land Use Alternative for Village Eight East.

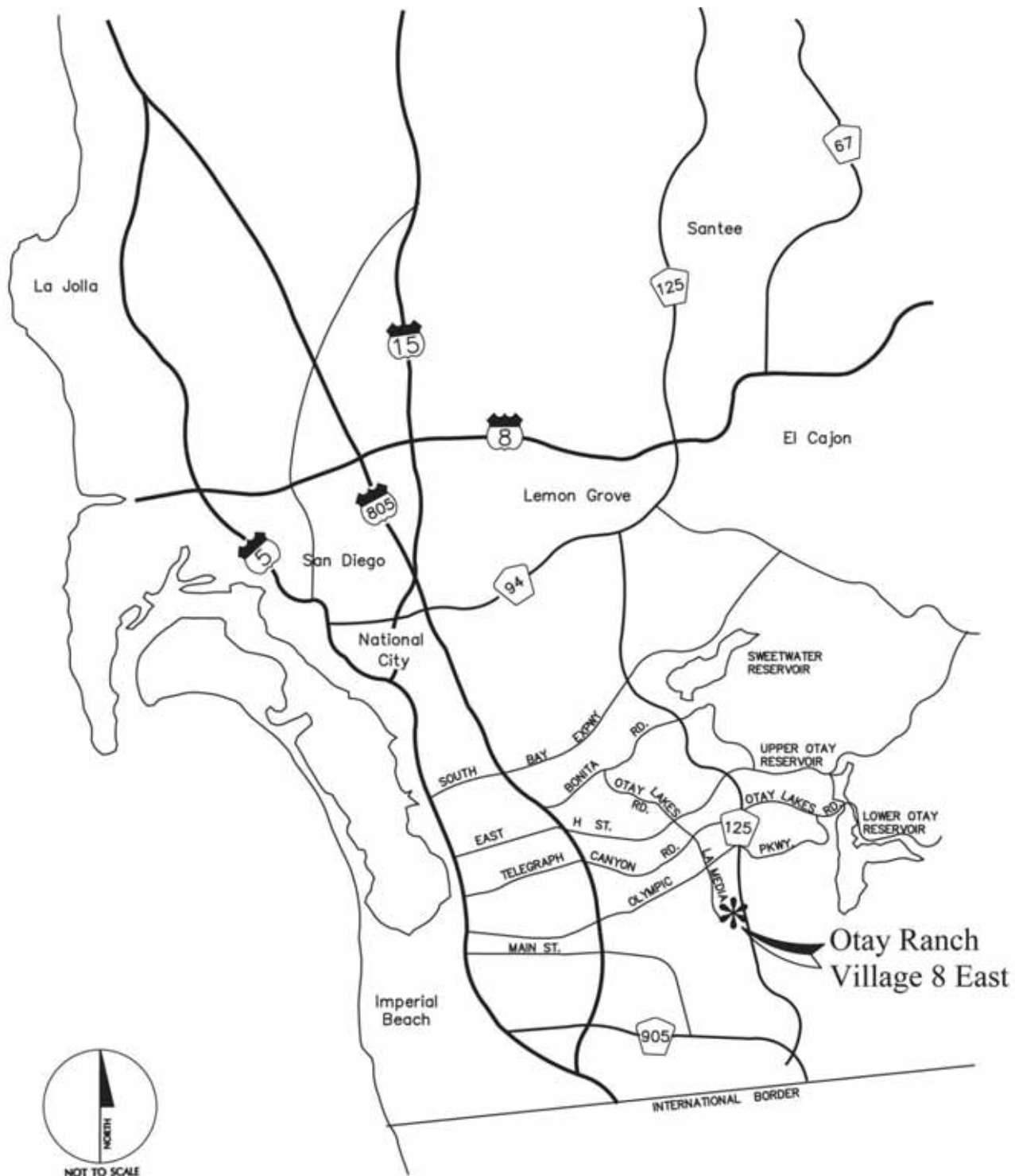
Table A.3 Proposed Development vs. Alternative Development Scenario for Village 8 East				
Land Use	Acres	Commercial Sq Footage	Residential Dwelling Units	Population
Proposed Development				
Single-Family Residential	117.1		943	3,055
Multi-Family Residential	46.3		2,177	7,053
Mixed Use	9.5	20,000	440	1,426
Total	172.9	20,000	3,560	11,534
Alternative Development Scenario				
Single-Family Residential	105.8		840	2,722
Multi-Family Residential	59.4		2,280	7,387
Mixed Use	9.6	20,000	440	1,426
Total	174.8	20,000	3,560	11,535

II.5. Public Facilities Finance Plan Boundaries

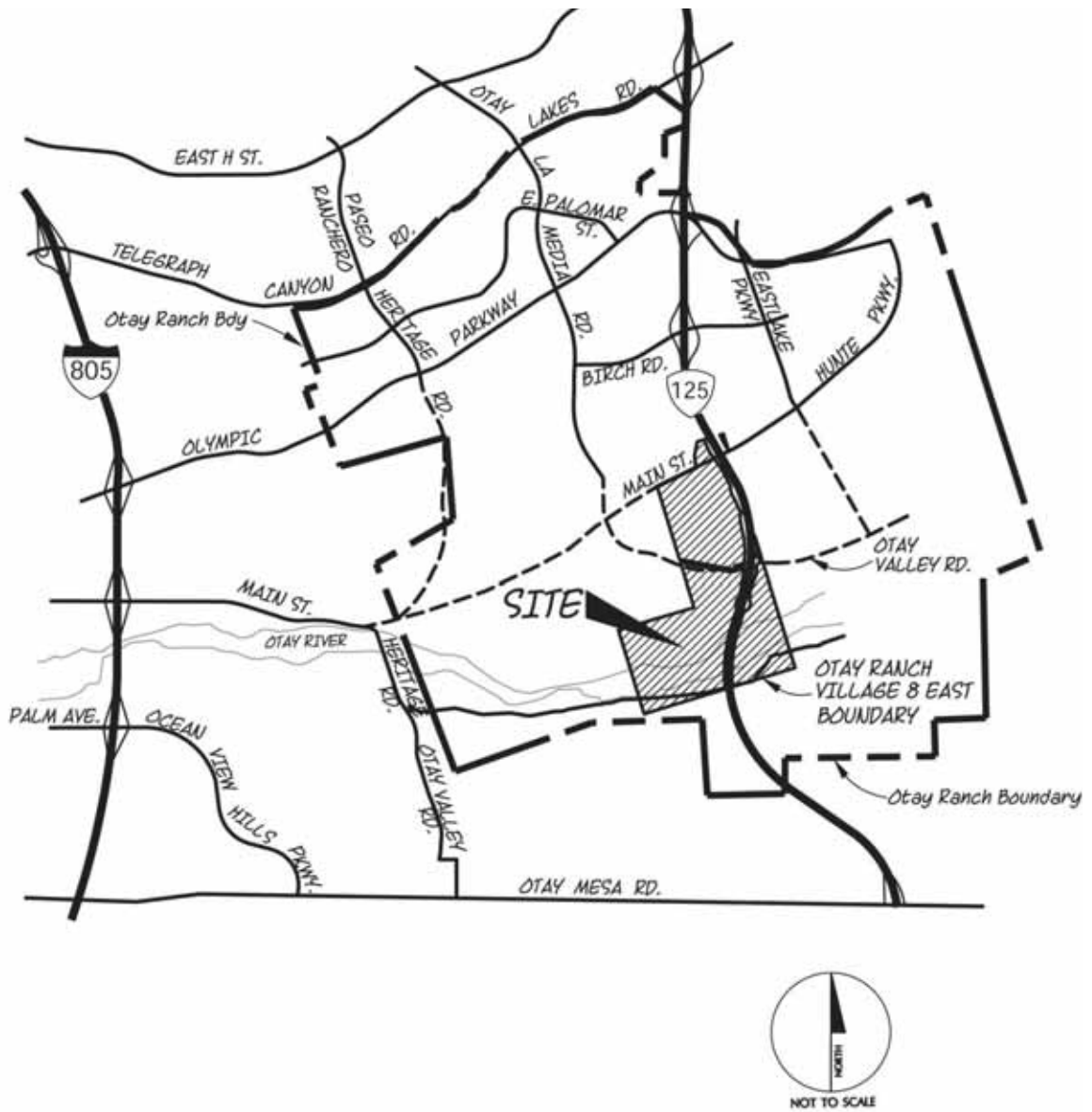
Section 19.12.070 of the Municipal Code requires that the City establish the boundaries of the PFFP at the time a SPA Plan or Tentative Map(s) is submitted by the applicant. The boundaries shall be based upon the impact created by the Project on the existing and future need for facilities. The project boundaries will correlate the proposed development project with existing and future development proposed for the area of impact to provide for the economically efficient and timely installation of both onsite and offsite facilities and improvements required by the development. In establishing the boundaries for the PFFP, the City shall be guided by the following considerations:

- A. Service areas, drainage, sewer basins, and pressure zones that serve the Project;
- B. Extent to which facilities or improvements are in place or available;
- C. Ownership of property;
- D. Project impact on public facilities relationships, especially the impact on the City's planned major circulation network;
- E. Special district service territories;
- F. Approved fire, drainage, sewer, or other facilities or improvement master plans.

The boundaries of the PFFP for the project are congruent with the SPA Plan boundaries. Also, the PFFP addresses certain facilities (streets, drainage, sewer, police, fire, etc.) that are impacted beyond the boundaries of the SPA Plan.



**Regional Location Map
Exhibit 1**



**Vicinity Map
Exhibit 2**

II.6. Land Use Assumptions

II.6.1. Purpose

The purpose of this section is to quantify how the Otay Ranch Village 8 East SPA project will be analyzed in relationship to all other projects which are at various stages in the City's development process. The Growth Management Program addressed the issue of development phasing in relationship to location, timing, and fiscal/economic considerations.

Based upon the overall elements to be considered when projecting the phasing of development and policies contained in the Growth Management Program, the City was able to forecast where and when development will take place and produced a 5-year Development Phasing Forecast. Subsequent to the approval of the Growth Management Program, the forecasted development phasing has been updated periodically as facility improvements are made and the capacity for new development becomes available. The current update is summarized on Table B.1.

The specific factors, which affect the development-phasing forecast, include the status of development approvals and binding development agreements. These components were reviewed as part of this PFFP in conjunction with the requirement to provide facilities and services concurrent with the demand created by the project to maintain compliance with the Threshold Standards.

The management of future growth includes increased coordination of activities of the various City departments as well as with both the Sweetwater Union High School District and the Chula Vista Elementary School District and the Otay Water District that serve the City of Chula Vista. The growth forecast is a component of the City of Chula Vista's Growth Management Program. The Development Services Department provides annual growth forecasts for two time frames: 18 months and a 5-year period. This information enables City departments and the other aforementioned service agencies to assess the probable impacts that growth may have on maintaining compliance with the City's facilities and service Threshold Standards. In addition, with this data City departments and the other service agencies will be able to report potential impacts to the GMOC.

II.6.2. Existing Development

As a starting point, the PFFP considers all existing development up to January 2013 as the base condition. This information is based upon City of Chula Vista Development Services Department's growth management monitoring data. According to this and other data, the population of the City as of January 2013 is estimated at 251,613 (2013 Annual Residential Growth Forecast). This estimate is based on city estimates of growth for 2013 and combined with data from the California Department of Finance (DOF).

For the purposes of projecting facility demands for the Otay Ranch Village 8 East SPA the City of Chula Vista utilizes a population coefficient of 3.24 persons per dwelling unit. This factor is used throughout this PFFP to calculate facility demands from approved projects. The coefficient has been confirmed for use in the PFFP by the Development Services Department. The same coefficient will be used for calculating the specific project facility demands.

II.6.3 Chula Vista Development Phasing Forecast

A summary of the 2013 growth forecast is shown in Table B.1. The table presents an estimate of the amount of development activity anticipated to the year 2018. The total number of dwelling units permitted by the year 2018 is approximately 8,757 dwelling units. It should be noted that these projections are estimates and should be used for analytical purposes only and unless a development agreement or other legal instrument guarantees facility capacity, some projects with varying levels of entitlement may not have committed capacity.

Table B.1												
GMOG 2014 – Eastern Chula Vista Residential Development Forecast												
September 2013 – December 2018												
PROJECT	SEPTEMBER 2013 - DECEMBER 2014		JAN. - DECEMBER 2015		JAN. - DECEMBER 2016		JAN. - DECEMBER 2017		JAN. - DECEMBER 2018		SEPTEMBER 2013 - 2018	
	ISSUE*		ISSUE*		ISSUE*		ISSUE*		ISSUE*		ISSUE*	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
OTAY RANCH												
Village 2 North - Baldwin & Sons	159	114	61	107	72	69	13	9	0	0	305	299
Village 2 East - Baldwin & Sons	0	372	0	300	0	0	0	0	0	0	0	672
Village 2 South - Baldwin & Sons	28	0	97	0	178	177	112	120	0	120	415	417
Village 2 West - Baldwin & Sons	0	0	0	0	27	0	0	40	0	40	27	80
Village 2 - JPB (Anacapa II R-9)	22	0	9	0	0	0	0	0	0	0	31	0
Village 2 - JPB (Presidio II R-7)	32	0	35	0	0	0	0	0	0	0	67	0
Village 2 - JPB (R-28)	0	0	0	96	0	0	0	0	0	0	0	96
Village 3 North - JPB	0	0	130	125	300	250	300	250	272	250	1002	875
Village 6 - Oakwood (Contessa)	0	108	0	0	0	0	0	0	0	0	0	108
Village 7 - Baldwin & Sons	1	0	0	0	0	0	0	0	0	0	1	0
Village 7 - JPB (Monte Sereno)	16	0	8	0	0	0	0	0	0	0	24	0
Village 7 - McMillin (Mosaic)	0	34	0	11	0	0	0	0	0	0	0	45
Village 8 East - JPB	0	0	0	0	130	125	300	250	300	250	730	625
Village 8 West - Otay Land Co.	0	0	60	118	99	153	60	141	100	140	279	552
Village 9 - Otay Land Co.	0	10	0	0	0	0	73	174	102	263	175	437
Freeway Commercial - Baldwin & Sons	0	0	0	448	0	0	0	0	0	0	0	448
Eastern Urban Center - McMillin (Millenia)	0	310	0	87	0	354	0	18	0	0	0	769
Otay Ranch Sub-Total	258	938	400	1,292	766	1,128	858	1,002	774	1,063	3056	5423
Eastlake Vistas - Lennar Homes (Lake Pointe)	136	85	0	0	0	0	0	0	0	0	136	85
Bella Lago - Shea	18	0	0	0	0	0	0	0	0	0	18	0
Bella Lago - Bella Lago LLC	0	0	0	0	8	0	8	0	8	0	24	0
Rolling Hills Ranch - McMillin (Verona)	15	0	0	0	0	0	0	0	0	0	15	0
SUB-TOTAL	427	1,023	400	1,292	774	1,128	866	1,002	782	1,063	3249	5508
TOTAL UNITS	1,450		1,692		1,902		1,868		1,845		8,757	
Annual Average:											1,751	

Source: City of Chula Vista, Annual Residential Growth Forecast Years 2013 through 2018, Sept. 2013

Source: City of Chula Vista Annual Residential Growth Forecast Years 2013 through 2018, Sept. 2013

II.6.4 Village 8 East SPA Development Summary

The proposed Village 8 East Site Utilization Plan, shown on Exhibit 3, creates an urban village containing 3,560 homes on approximately 300 acres. The Village 8 East plan designates a centrally located village core, which contains a mixed-use residential component with approximately 20,000 square feet of commercial/retail uses, a 2.6-acre CPF site, an elementary school site (S-1), neighborhood park (P-1) and a Community Park (P-2). A total of 2,617 multi-family dwelling units and 943 single-family dwelling units are included in Village 8 East, generating a total population of approximately 11,534. The proposed mix of residential land use designations for Village 8 East includes Residential Medium (M) and Mixed-Use Residential (MU-R).

Non-residential land use designations include Parks and Recreation (P), Public/Quasi Public, OS, and OS/P. Small private recreation sites (CPF) extend recreational opportunities into residential neighborhoods and provide focal points outside the village core. Table B.2, the Site Utilization Plan Table provides a land use summary for the Village 8 East SPA Plan project.

South of the village, the project includes a planned 51.5-acre (40.0-net-acre) active recreation park. The park is planned on an area designated for Active Recreation by the MSCP and identified as Active Recreation Area 11 in the Otay Valley Regional Park (OVRP) Concept Plan. The Chula Vista General Plan identifies this site as Open Space–Active Recreation and the Otay Ranch GDP designates the site as Recreation (Planning Area 20). The Village 8 East SPA Plan designates the portion of the Active Recreation Area 11 site west of SR-125 as P-2; the balance of the Active Recreation Area 11 site, east of SR-125, is not part of the proposed project but is available for future active recreation uses. Village 8 East includes 253.6 acres designated OS/P.

Parks, Recreation, and Open Space

The amenities for Village 8 East include a Community Park (P-2), neighborhood park (P-1), pedestrian and bicycle facilities, and private recreation sites (CPF).

- **Community Park (P-2)** is approximately 51.5 acres. Amenities may include multipurpose open lawn areas, lighted ball fields, lighted sports courts, lighted picnic shelters, play areas, a community center building, lighted parking areas, and restroom and maintenance buildings. A portion of the park may also function as a staging area within the OVRP.
- **Neighborhood Park (P-1)** is approximately 7.3-acres in size located in the village core within walking distance of the most densely populated portion of the village and adjacent to the elementary school in order to provide opportunities for shared facilities and programs. This park connection is located to provide access to the planned neighborhood park in Village Nine via a planned pedestrian bridge over SR-125. Amenities may include multipurpose open lawn areas, ball fields, lighted sports courts, picnic shelters, and tot lots as well as restroom, parking, and maintenance buildings.
- **Private recreational facilities** (designated "CPF" on the plan) are included within three sites totaling approximately 1.6 acres located throughout Village 8 East. These facilities are approximately ½ acre and may include tot lots, sport courts, picnic areas, swimming pools, and meeting rooms.

Circulation

Regional access to Village 8 East is currently provided by State Route 125 (SR-125), which traverses the eastern portion of Village 8 East. Additional north–south access is provided from I-805 and I-5, located approximately 4 miles west and 7 miles west, respectively. SR-54 and SR-905 provide regional east–west circulation, approximately 7 miles north and 3 miles south, respectively.

Main Street forms the northern boundary of Village 8 East, which connects to I-805 to the west and SR-125 to the east. Otay Valley Road also provides east–west access through the southern portion of Village 8 East. North–south access is provided by La Media Road along the western side of Village 8 East. The primary entry into Village 8 East is from Main Street, with an additional entry into the southern portion of the village from Otay Valley Road.

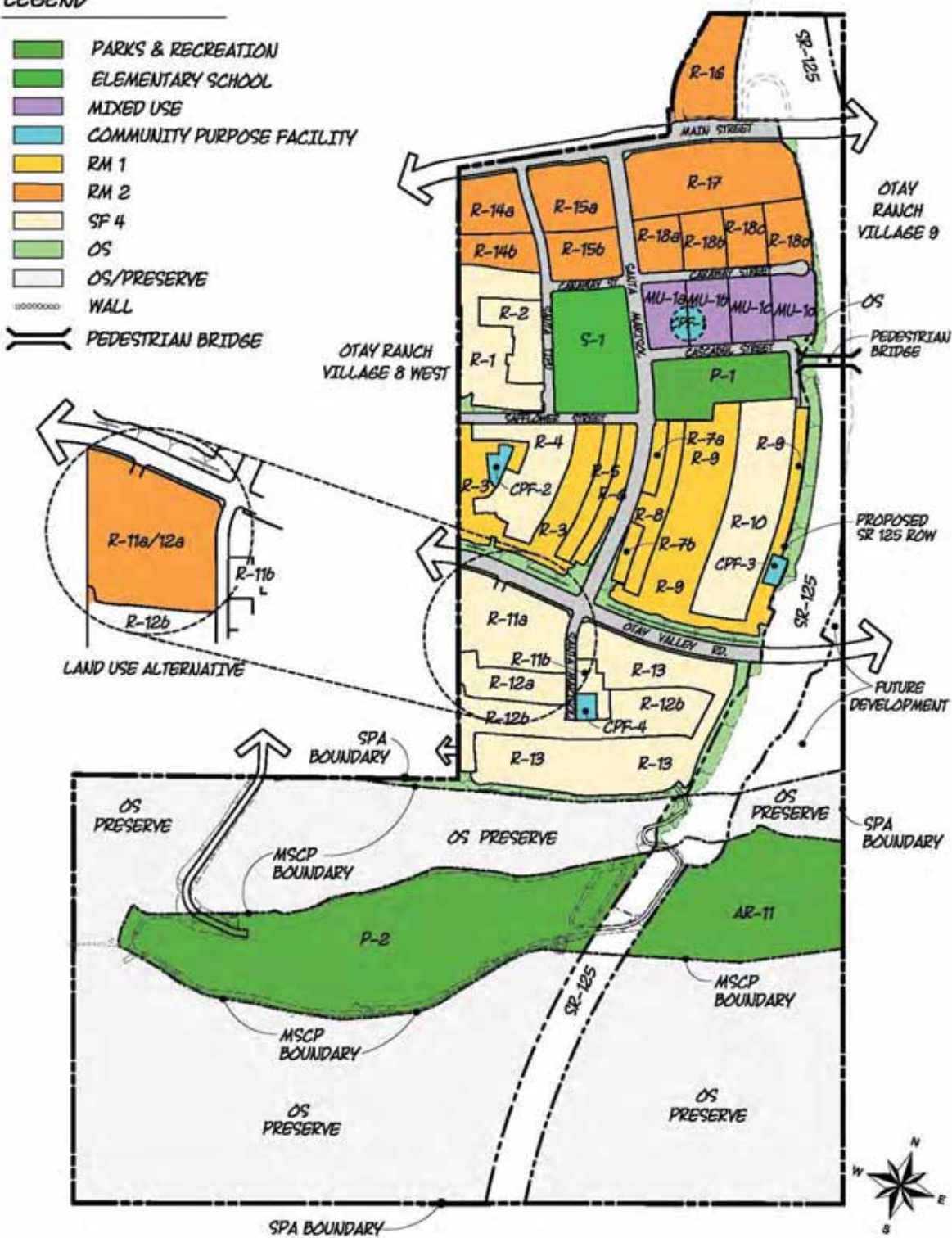
The Chula Vista General Plan and Otay Ranch GDP identify a planned pedestrian bridge over SR-125 that would link Village 8 East to Village 9 and the future University. The project proposes to reserve land area for the western connection to this future bridge. Otay Valley Road, a Four-Lane Major Road, provides a strong vehicular linkage from Village 8 West to Village 8 East, through Village 9, and east to Village 10.

The Otay Ranch GDP provides for the expansion of the regional transit-way system into Otay Ranch. An east–west bus rapid transit commuter service line is planned to be located along Main Street. A potential local bus stop is conceptually planned within and/or adjacent to Village 8 East. Also, an extensive network of bicycle routes and pedestrian trails is included in the project.

Otay Ranch Village 8 East

LEGEND

- PARKS & RECREATION
- ELEMENTARY SCHOOL
- MIXED USE
- COMMUNITY PURPOSE FACILITY
- RM 1
- RM 2
- SF 4
- OS
- OS/PRESERVE
- WALL
- PEDESTRIAN BRIDGE



Source: Hunsaker & Associates

Site Utilization Plan
Exhibit 3

Table B.2 Otay Ranch Village 8 - Site Utilization Plan Table								
<i>Land Use Summary</i>	<i>Unit Type</i>	<i>Acres</i>	<i>Units</i>	<i>Target Density</i>	<i>Land Use Summary</i>		<i>Acres</i>	<i>Units</i>
<i>Neighborhood</i>								
Single Family					Other			
R-1	SF	8.4	76	9.0				
R-2	SF	3.9	34	8.7				
R-3	SF	9.8	80	8.2	Community Purpose Facilities			
R-4	SF	7.6	52	6.8	CPF-1		2.6	
R-5	SF	2.7	23	8.5	CPF-2 ⁴		0.5	
R-6	SF	2.6	25	9.6	CPF-3 ⁴		0.5	
R-7a	SF	1.2	14	11.7	CPF-4		0.6	
R-7b	SF	0.9	11	12.2	CPF Total		4.2	
R-8	SF	3.8	33	8.7				
R-9	SF	17.1	159	9.2	Parks			
R-10	SF	13.5	111	8.5	P-1 (Neigh.)		7.3	
R-11a ¹	SF	9.3	74	8.0	P-2 (Comm.)		51.5	
R-11b	SF	1.3	10	7.7	Parks Total		58.8	
R-12a ¹	SF	3.9	29	7.4				
R-12b	SF	10.6	72	6.8	Active Rec			
R-13	SF	20.5	140	6.8	AR-11		22.6	
Single Family Total		117.1	943	8.1	Active Rec Total		22.6	
Multi Family Res.					School			
R-14 (a and b)	MF	7.1	329	46.3	S-1		10.8	
R-15 (a and b)	MF	9.6	452	47.1	School Total		10.8	
R-16	MF	6.2	287	46.3				
R-17	MF	12.0	562	46.8	Open Space Total		11.2	
R-18 (a, b, c, & d)	MF	11.3	547	48.4				
Multi Family Total		46.2	2,177	47.1	Preserve Total		253.6	
Mixed Use					Circulation			
MU-1(a, b, c & d) ^{2,3}	MU	9.5	440	46.3	External Circulation		9.9	
Mixed Use Total		9.5	440	46.3	Internal Circulation		19.7	
					Circulation Total		29.6	
Residential Total		172.8	3,560	20.6	SR-125			
					Lots 1-3		3.6	
Future Development					SR-125 Circulation Total		3.6	
(Lot 4)		8.1						
					TOTAL		575.3	3,560
<i>Source: Otay Ranch Village 8 SPA Plan, July 25, 2014</i>								
¹ Land Use Alternative may be implemented in Neighborhoods R-11a and R12a. ² 20,000 sf Minimum Commercial Square Footage ³ MU-1 Lot acreage excludes 2.6 ac CPF-1 Lot.								

The project requires an amendment to the City of Chula Vista General Plan, the Otay Ranch GDP, the Phase One and Two Resource Management Plan, and a boundary adjustment to the Chula Vista MSCP Subarea Plan. The project would also require the adoption of a SPA Plan for the Project, related documents and Tentative Map(s).

II.6.5. Phasing:

A. Development Phasing

Multiple phases of development are envisioned to complete the required infrastructure improvements. The Conceptual Phasing Plan, Exhibit 5, reflects anticipated market demand for a variety of housing types and commercial development. A summary of the infrastructure phasing is provided in Table B.3.

The phasing concept for the project permits non-sequential phasing. Sequential phasing is frequently inaccurate due to unforeseen market changes or regulatory constraints. Therefore, this SPA Plan and PFFP permits non-sequential phasing by imposing specific facilities requirements, through the PFFP, for each phase to ensure that the SPA Plan areas are adequately served and City Threshold Standards are met. Public Parks and Schools shall be phased as needed. Exhibit 4 illustrates the six development phase areas. Table B.4 provides a breakdown of the proposed land uses per phase.

Table B.3 Otay Ranch Village 8 East SPA Phasing Plan Summary			
Facility	Facility Description	Triggers	Financing Method
Traffic¹	As presented in the Chen +Ryan TIA and the Traffic Section of this PFFP	By Phasing & EDUs See Tables C.7 & C.8 in Traffic Section	TDIF or Exaction
Pedestrian Bridge ROW	West Olympic Parkway POC & South La Media POC	Per TM Condition	Fee Program
Potable Water	Zone 624 and 711 Improvements per OWD	Concurrent w/ Phasing	OWD CIP Fees
Recycled Water	Zone 680 Improvements per OWD	Concurrent w/ Phasing	OWD CIP Fees
Sewer	Connection to existing sewer system	Concurrent w/ Phasing	Fee Program
	Sewer Improvements per city	Concurrent w/ Phasing	Exaction
	Pay Fees	Concurrent w/ Building Permit	Fee Program
Storm Drain	Connect to Existing Drainage System	Concurrent w/ Grading Permit	Fee Program
Schools	No specific facility subject to fees	Pay School Fees	State Mandated Fee
Community Park	Park Dedication & Construction	Concurrent with Phasing	PAD Credit/Fees
Neighborhood Park	Park Dedication & Construction	Concurrent with Phasing	PAD Fees
Recreation	Pay PFDIF Fee	Pay @ Bldg Permit	Fee Program
Library	Pay PFDIF Fee	Pay @ Bldg Permit	Fee Program
Fire & EMS	Pay PFDIF Fee	Pay @ Bldg Permit	Fee Program
Police	Pay PFDIF Fee	Pay @ Bldg Permit	Fee Program
Civic	Pay PFDIF Fee	Pay @ Bldg Permit	Fee Program
Corp Yard	Pay PFDIF Fee	Pay @ Bldg Permit	Fee Program
Other	Pay PFDIF Fee	Pay @ Bldg Permit	Fee Program
Footnote: ¹ TDIF Streets will be constructed by Developer (receiving TDIF credits). Non TDIF Streets are developer exaction.			

Conceptual Phasing Plan Exhibit 4

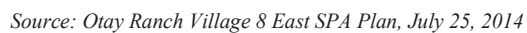


Table B.4
Otay Ranch Village 8 Conceptual Phasing

		Blue		Red		Yellow		Green		Purple		Orange		ac	du
	Land Use	ac	du	ac	du	ac	du	ac	du	ac	du	ac	du	Total	Total
RESIDENTIAL															
R-16	MF	6.2	287											6.2	287
R-17	MF	12.0	562											12.0	562
R-18	MF	11.3	547											11.3	547
MU-1	MJ	9.5	440											9.5	440
Subtotal		39.0	1836											39.0	1836
R-1	SF			8.4	76									8.4	76
R-2	SF			3.9	34									3.9	34
R-14	MF			7.1	329									7.1	329
R-15	MF			9.6	452									9.6	452
Subtotal				29.0	891									29.0	891
R-3	SF					9.8	80							9.8	80
R-4	SF					7.6	52							7.6	52
R-5	SF					2.7	23							2.7	23
R-6	SF					2.6	25							2.6	25
R-7A	SF					1.2	14							1.2	14
R-7B	SF					0.9	11							0.9	11
R-8	SF					3.8	33							3.8	33
R-9	SF					17.1	159							17.1	159
R-10	SF					13.5	111							13.5	111
Subtotal						59.2	508							59.2	508
R-11A	SF							9.3	74					9.3	74
R-12A	SF							3.9	29					3.9	29
R-12B	SF							4.9	32					4.9	32
R-13	SF							5.4	38					5.4	38
Subtotal								23.5	173					23.5	173
R-11B	SF									1.3	10			1.3	10
R-12B										5.7	40			5.7	40
R-13										15.1	102			15.1	102
Subtotal										22.1	152			22.1	152
NON-RESIDENTIAL															
CPF-1	CPF	2.6												2.6	
CPF-2	CPF					0.5								0.5	
CPF-3	CPF					0.5								0.5	
CPF-4	CPF									0.6				0.6	
P-1	Park	7.3												7.3	
P-2	Park											51.5		51.5	
AR	Act. Rec.											22.6		22.6	
S-1	School			10.8										10.8	
Subtotal		9.9		10.8		1.0		0.0		0.6		74.1		96.4	
TOTAL														269.2	3,560

Otay Ranch Village 8 East SPA Plan, July 25, 2014

Note: Acreages and dwelling unit counts are estimates only and may change during the final engineering and mapping process. The proposed numbers of Single Family and Multi-Family dwelling units in any one phase may be different from the SPA Plan.

B. Density Transfer

The Otay Ranch University Villages Project includes Villages 3 North and a Portion of Village 4 (Village 3 North), 8 East and 10. These villages are concurrently being planned and processed as separate SPA Plans. Pursuant to the Land Offer Agreement (LOA) between the City of Chula Vista and SSBT LCRE V, LLC (Applicant), 6,897 units are allocated amongst the three SPA Plan Areas. Because these villages will be built out over approximately 15 years and to accommodate future fluctuations in market demand, the LOA permits density transfers between villages of up to fifteen percent (15%) of the total units authorized for each village. The criteria are provided in the SPA Plan. The criteria include specific requirements to be met in order for the density transfer to be approved without a SPA Plan Amendment. The Development Services Director will determine, based upon the scope of the proposed density transfer, whether additional information (i.e. traffic, air quality, global climate change, utilities, etc.) is necessary for Administrative Approval of the density transfer.

Pursuant to the LOA, the Applicant may transfer, at its discretion, up to fifteen percent (15%) of the units allocated to a village within the Project to another village within the same Project. The Development Services Director may approve, in his or her discretion, any transfer of units more than fifteen percent (15%) or any transfer of units to another village within Otay Ranch but not within the Project, if all of the following requirements are satisfied.

- The transfer of units between villages is consistent with the village design policies and the Entitlements for the village into which the units are being transferred;
- The total number of units for the Project (6,897) is not exceeded;
- Public facilities and infrastructure including schools and parks are provided based on the final number of units within each village or Planning area;
- The planned identity of the villages are preserved including the creation of pedestrian friendly and transit-oriented development; and
- Preserve conveyance obligations will continue to be based on the Final Map development area; and.
- The Applicant provides proof to the City of Chula Vista that all affected property owners (owners of any parcel subject to the proposed transfer) consent to the Density Transfer.

II.6.6. Development Impact Fee Programs

A. Transportation

The current Transportation Development Impact Fee (TDIF) Ordinance sets forth the calculation of development impact fees. This PFFP uses the CVMC Chapter 3.54 as the basis for the estimated TDIF fees. Table B.5 below illustrates the current fee schedule:

Table B.5 TDIF Schedule		
Land Use Classification		TDIF Rate
Residential (Low)	0-6 dwelling units per gross acre	\$12,494 per DU
Residential (Med.)	6.1-18 dwelling units per gross acre	\$9,995 per DU
Residential (High)	>18.1 dwelling units per gross acre	\$7,496 per DU
Senior housing		\$4,998 per DU
Residential mixed use	>18 dwelling units per gross acre	\$4,998 per DU
Commercial mixed use	< 5 stories in height	\$199,901 per 20,000 sq. ft.
General commercial (acre)		\$199,901 per acre
Regional commercial (acre)	> 60 acres or 800,000 sq. ft.	\$137,432 per acre
High rise commercial (acre)	> 5 stories in height	\$349,826 per acre
Office (acre)	< 5 stories in height	\$112,444 per acre
Industrial RTP (acre)		\$99,958 per acre
18-hole golf course		\$874,566 per acre
Medical center		\$812,097 per acre

Source: Form 5509 11/07/2013

The total number of estimated DUs and commercial acres for the Village 8 East, SPA Plan amendment is presented in Table B.2.

B. Public Facilities

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 7, 2006 by adoption of Ordinance 3050. The current fee for single-family residential development is \$9,654/unit, multi-family residential is \$9,127/unit, commercial (including office) development is \$29,921/acre and industrial development is \$9,415/acre. The PFDIF amount is subject to change as it is amended from time to time. Both residential and non-residential development impact fees apply to the project. The calculations of the PFDIF due for each facility are addressed in the following sections of this report. Table B.5 provides a breakdown of what facilities the fee funds.

Table B.6 Public Facilities Estimated DIF Fee Components				
Component	Single Family /DU	Multi-Family /DU	Commercial /Acre	Industrial /Acre
Civic Center	\$2,756	\$2,610	\$8,792	\$2,779
Police	\$1,671	\$1,805	\$7,896	\$1,703
Corporation Yard	\$450	\$360	\$7,635	\$3,596
Libraries	\$1,582	\$1,582	\$0	\$0
Fire Suppression	\$1,393	\$1,001	\$3,681	\$731
GIS, Computers, Telecom & Records Management	\$0	\$0	\$0	\$0
Administration	\$601	\$568	\$1,917	\$606
Recreation	\$1,201	\$1,201	\$0	\$0
Total per Residential Unit	\$9,654	\$9,127		
Total per Com'l/Ind. Acre			\$29,921	\$9,415

Source: Form 5509 11/07/2013

C. Pedestrian Bridges

The Chula Vista General Plan and Otay Ranch GDP identify a planned pedestrian bridge over SR-125 to link Village 8 East to Village Nine and the University Site. The Village 8 East project proposes to reserve land area for the western connection to this future bridge. Otay Valley Road, a Four- Lane Major Road, will provide vehicular linkage from Village 8 West to Village 8 East, through Village 9, and east to Village 10.

Prior to the first Final Map for the Project, the Developer will be required to fund the processing of a Pedestrian Bridge Development Impact Fee Ordinance (which will be applied to Village 8 East and portion of Village 9) for the cost of constructing a village pathway pedestrian and bicycle bridge, including but not limited to: conceptual plans, environmental review, final plans, approach ramps, abutments, encroachment permits, right-of-way, grading, paving, walls, lighting and all line items necessary for the complete construction of said improvement on a pro-rata basis, in order to comply with the University Villages Sectional Planning Area (SPA) Plan – Otay Ranch Village 8 East and the Otay Ranch GDP.

III. FACILITY ANALYSIS

This portion of the PFFP contains 13 separate subsections for each facility addressed by this report. Of the 13 facilities, 11 have adopted growth management threshold standards; the Civic Center and Corporation Yard do not. Table B.7 highlights the level of analysis for each facility.

Table B.7				
Level of Analysis				
Facility	Citywide	East of I-805	Service Area Sub-basin	Special District
Traffic		✓		
Pedestrian Bridges			✓	
Police	✓			
Fire/EMS	✓		✓	
Schools				✓
Libraries	✓			
Parks, Recreation & Open Space		✓		
Water			✓	✓
Sewer			✓	
Drainage			✓	
Air Quality	✓			
Civic Center	✓			
Corp. Yard	✓			
Fiscal	✓		✓	

Each subsection analyzes the impact of the Otay Ranch Village 8 East SPA Project based upon the adopted Threshold Standards. The analysis is based upon the specific goal, objective, threshold standard and implementation measures. The proposed SPA plan is used to determine facility adequacy and is referenced within the facility section.

Each analysis is based upon the specific project processing requirements for that facility, as adopted in the Growth Management Program. These indicate the requirements for evaluating the project consistency with the threshold ordinance at various stages (General Development Plan, SPA Plan/Public Facilities Finance Plan, Tentative Map, Final Map and Building Permit) in the development review process.

A service analysis section is included, which identifies the service provided by each facility. The existing, plus forecasted demands for the specific facility are identified in the subsection based upon the adopted Threshold Standard.

Each facility subsection contains an adequacy analysis followed by a detailed discussion indicating how the facility is to be financed. The adequacy analysis provides a determination of whether or not the Threshold Standard is being met and the finance section provides a determination if funds are available to guarantee the improvement. If the Threshold Standard is not being met, mitigation is recommended in the Threshold Compliance subsection which proposes the appropriate conditions or mitigation to bring the facility into conformance with the Threshold Standard.

IV. TRAFFIC

IV.1 Threshold Standard

- A. Citywide: Maintain Level of Service (LOS) "C" or better, as measured by observed average travel speed on all signalized arterial segments, except that during peak hours a LOS of "D" can occur for no more than two hours of the day.
- B. West of Interstate 805: Those signalized intersections which do not meet the standard above may continue to operate at their current (year 1991) LOS, but shall not worsen.
- C. Per the Otay Ranch General Development Plan, the internal village streets and roads are not expected to meet the Citywide LOS standard of "C" or better.

IV.2 Service Analysis

The Public Works Department of the City of Chula Vista is responsible for ensuring that traffic improvements are provided to maintain a safe and efficient street system within the City. Through project review, City staff ensures the timely provision of adequate local circulation system capacity in response to planned development while maintaining acceptable LOS. To accomplish their review the Public Works Department has adopted guidelines for Traffic Impact Studies (January, 2001). These guidelines ensure uniformity in the preparation of traffic studies. Further, the guidelines assist in maintaining acceptable standards for planned new roadway segments and signalized intersections at the build out of the City's General Plan and Circulation Element. The Circulation Element of the General Plan serves as the overall facility master plan.

In conformance with requirements of the Congestion Management Program (CMP), an analysis of CMP freeways and arterials is required for any project that generates 2,400 daily or 150 peak hour trips. The *University Villages TIA, Otay Ranch Village 3 North, 8 East and 10, July 31, 2014, by Chen + Ryan* is the basis of the PFFP and the traffic section of the *Environmental Impact Report for the Otay Ranch University Villages Project, August 2014 by Dudek*. The TIA document is referred to as the "Chen+Ryan TIA" throughout this PFFP. The University Villages Project Environmental Impact Report (EIR) is referred to as the Project EIR throughout this PFFP.

The Chen+Ryan TIA addresses both existing and planned circulation system conditions, details necessary improvements and outlines the incremental circulation improvements based upon planned University Villages Project phasing. Further, the Chen+Ryan TIA also include the evaluation of impacts that are considered significant as a result of project development.

IV.3 Trip Generation and Phasing

A. Background:

The University Villages project includes Otay Ranch Villages 3 North, a portion of Village 4, Village 8 East, and Village 10. The Village 8 East project is expected to generate traffic in 2020 after Village 3 North in 2015. Necessary project offsite roadway and utility corridor improvements are anticipated to be constructed by others including Village 3 North in advance or concurrent with Village 8 East.

The University Villages SPA Plans consists of the development of up to 6,897 homes and associated village land uses. The developer has proposed amendments to the city's General Plan, Otay Ranch General Development Plan and the Sectional Planning Area (SPA) plan for Otay Ranch Villages 2, 3, and a portion of Village 4 adopted by the Chula Vista City Council on June 4, 2006. Three SPA plans are proposed: an Otay Ranch Village 3 North and a portion of Village 4 SPA Plan, Otay Ranch Villages 8 East SPA Plan, and Otay Ranch Village 10 SPA Plan. Three Tentative Maps are also proposed: Village 3 North and a portion of Village 4; Village 8 East; and Village 10.

B. Project Trip Generation

The trip generation associated with the University Villages project, including Village 8 East, was prepared by Chen Ryan who relied on the SANDAG's *Guide to Vehicular Traffic Generation Rates for the San Diego Region* (SANDAG, April 2002). Tables C.1 through C.3 display daily, as well as AM and PM peak hour project trips for the 2020 and 2030 time frames.

Table C.1 Village 8 East Project Trip Generation - Year 2020							
Land Use	Units	Trip Rate	Daily Trips	AM Peak Hour		PM Peak Hour	
				%	Trips	%	Trips
Single Family	557 DU	10 / DU	5,570	8	446 (134-in / 312-out)	10	557 (390-in / 167-out)
Multi-Family	1,446 DU	8 / DU	11,568	8	925 (185-in / 740-out)	10	1,157 (810-in / 347-out)
Mixed-Use Commercial	10 KSF	110 / KSF	1,100	3	33 (20-in / 13-out)	9	99 (50-in / 50-out)
CPF	1.0 AC	30 / AC	30	5	2 (1-in / 1-out)	8	2 (1-in / 1-out)
Elementary School	10.8 AC	90 / AC	972	32	311 (187-in / 124-out)	9	87 (35-in / 52-out)
Neighborhood Park	7.3 AC	5 / AC	37	4	1 (1-in / 1-out)	8	3 (1-in / 1-out)
Village 8 East by 2020			19,277		1,718 (527-in / 1,191-out)		1,906 (1,287-in / 619-out)

Source: C+R TIA

As shown in Table C.1, Village 8 East would generate a total of 19,277 daily trips by Year 2020, including 1,718 AM peak hour trips and 1,906 PM peak hour trips. Together with a portion of Village 3 North, which would be nearly built out, and a portion of Village 4 approximately 40,736 would be generated by the Year 2020, including 3,724 AM peak hour trips and 4,120 PM peak hour trips (Chen+Ryan TIA).

Table C.2 Village 8 East Project Trip Generation Year 2025							
Land Use	Units	Trip Rate	Daily Trips	AM Peak Hour		PM Peak Hour	
				%	Trips	%	Trips
Single Family	963 DU	10 / DU	9,630	8	770 (231-in / 539-out)	10	963 (674-in / 289-out)
Multi-Family	2,597 DU	8 / DU	20,776	8	1,662 (332-in / 1,330-out)	10	2,078 (1,454-in / 623-out)
Mixed-Use Commercial	20 KSF	110 / KSF	2,200	3	66 (40-in / 26-out)	9	198 (99-in / 99-out)
CPF	4.2 AC	30 / AC	126	5	6 (4-in / 3-out)	8	10 (5-in / 5-out)
Elementary School	10.8 AC	90 / AC	972	32	311 (187-in / 124-out)	9	87 (35-in / 52-out)
Neighborhood Park	7.3 AC	5 / AC	37	4	1 (1-in / 1-out)	8	3 (1-in / 1-out)
Community Park	20.3 AC	50 / AC	1,015	4	41 (20-in / 20-out)	8	81 (41-in / 41-out)
Village 8 East by 2025			34,756		2,858 (815-in / 2,043-out)		3,420 (2,310-in / 1,111-out)

Source: C+R TIA

Table C.3 Village 8 East Project Trip Generation Year 2030							
Land Use	Units	Trip Rate	Daily Trips	AM Peak Hour		PM Peak Hour	
				%	Trips	%	Trips
Single Family	963 DU	10 / DU	9,630	8	770 (231-in / 539-out)	10	963 (674-in / 289-out)
Multi-Family	2,597 DU	8 / DU	20,776	8	1,662 (332-in / 1,330-out)	10	2,078 (1,454-in / 623-out)
Mixed-Use Commercial	20 KSF	110 / KSF	2,200	3	66 (40-in / 26-out)	9	198 (99-in / 99-out)
CPF	4.2 AC	30 / AC	126	5	6 (4-in / 3-out)	8	10 (5-in / 5-out)
Elementary School	10.8 AC	90 / AC	972	32	311 (187-in / 124-out)	9	87 (35-in / 52-out)
Neighborhood Park	7.3 AC	5 / AC	37	4	1 (1-in / 1-out)	8	3 (1-in / 1-out)
Community Park	40.7 AC	50 / AC	2,035	4	81 (41-in / 41-out)	8	163 (81-in / 81-out)
Village 8 East by 2030			35,776		2,899 (835-in / 2,064-out)		3,502 (2,350-in / 1,152-out)

Source: C+R TIA

Table C.2 indicates Village 8 East would generate a total of 34,756 daily trips by Year 2025, including 2,858 AM peak hour trips and 3,420 PM peak hour trips. Village 8 East with Village 3 North, a portion of Village 4 and a portion of Village 10 make up the University Villages project, which combined would generate an approximately 64,308 daily trips by Year 2025, including 5,474 AM peak hour trips and 6,444 PM peak hour trips (Chen+Ryan TIA). For the Year 2025 it is anticipated that the majority of Village 3 North and the portion of Village 4 would be fully built out, exceptions being some office and industrial uses. A portion of Village 10 also would be built.

As shown in Table C.3, Village 8 East would generate a total of 35,776 daily trips by Year 2030, including 2,899 AM peak hour trips and 3,502 PM peak hour trips. By 2030, the proposed University Villages project including Village 8 East, Village 3 North, a portion of Village 4 and Village 10 would be built out and generate approximately 77,663 daily trips by the Year 2030, including 6,819 AM peak hour trips and 7,816 PM peak hour trips (Chen+Ryan TIA).

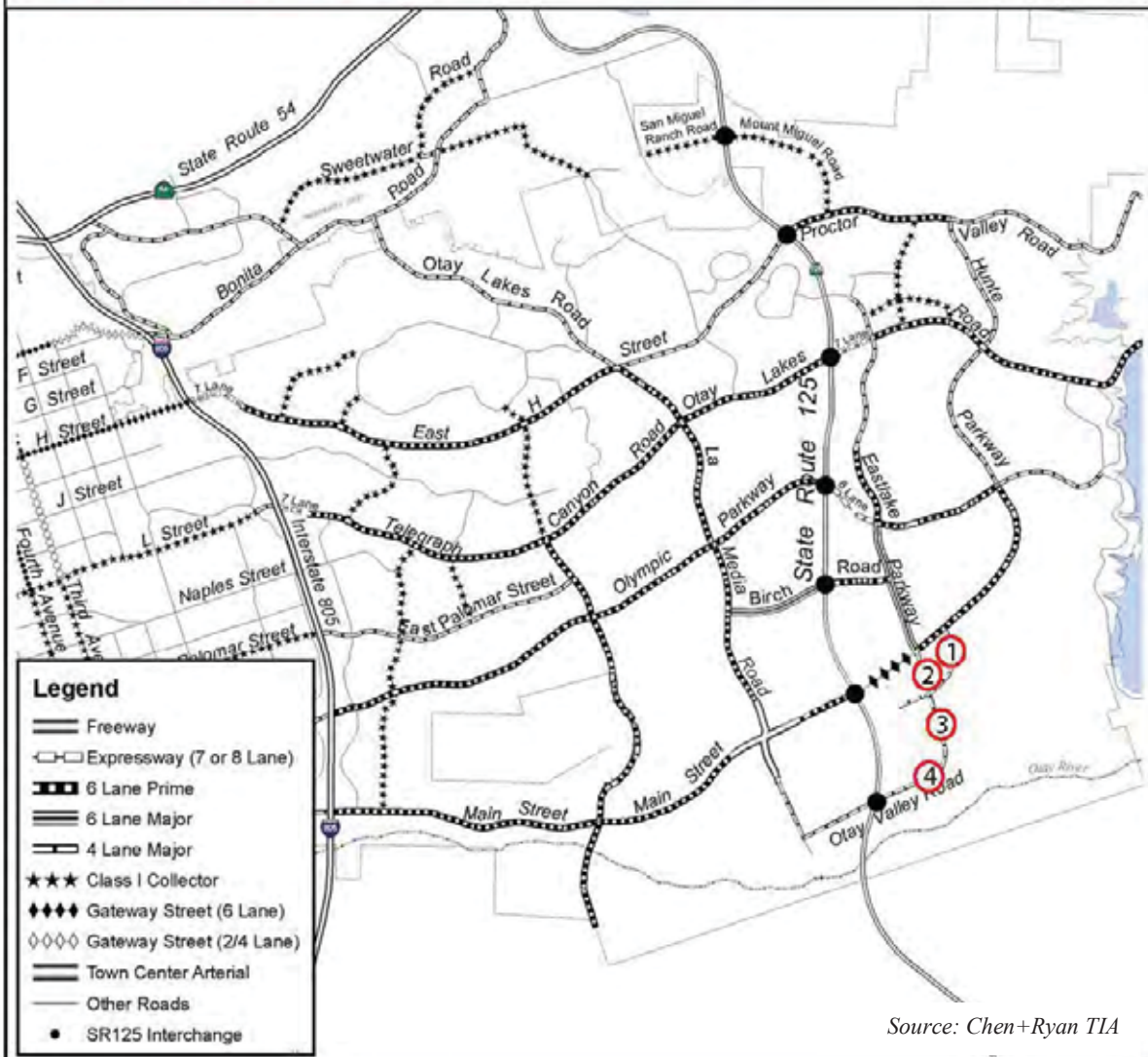
The Chen+Ryan TIA disaggregated the project trips into those that would remain within the project site (internally captured), and those that would leave the project site (external trips). Only the external trips were distributed and assigned to the study area roadways and intersections.

C. Chula Vista Circulation Element

The City Council recently certified the Supplemental Environmental Impact Report (SEIR) and adopted the related Amendments to the City of Chula Vista General Plan (GPA-09-01) and Otay Ranch General Development Plan (PCM-09-11). The adopted Circulation Element and the proposed changes are identified and described in Exhibit 5. The detailed analysis can be found in Section 11 of the Chen+Ryan TIA.

PROPOSED CHANGES

- ① Extend Discovery Falls Drive southerly and westerly to connect with Village 9 Street "B", and designate Discovery Falls Drive between Hunte Parkway and the University/RTP driveway as a 4-lane Major Road, and designate Discovery Falls Drive between the University/RTP driveway and Village 9 Street "B" as a Class II Collector;
- ② Rename Eastlake Parkway between Hunte Parkway and Discovery Falls Drive as "University Drive". University Drive between Hunte Parkway and University Driveway #1 (northern) will retain its classification as a 4-lane Major Road, and reclassify the segment between University Driveway #1 and Discovery Fall Drive from a 4-lane Major Road to a Class II Collector;
- ③ Rename Eastlake Parkway between Discovery Falls Drive and Otay Valley Road as Village 10 Street "B" (interim - an official street name will be assigned at a later time), and reclassify this segment from a 4-lane Major Road to a 2-lane non-Circulation Element road (Residential Promenade Street w/ Village Pathway); and
- ④ Reclassify Otay Valley Road, east of Village 9 Street "B" from a 4-lane Major Road to a 2-lane non-Circulation Element road (Secondary Village Entry w/ Median).



Circulation Element Exhibit 5

IV.4 PFFP Assessment

The purpose of this Public Facilities Financing Plan (PFFP) assessment is to determine on-site and off-site improvement triggers that are required for the proposed project. This section discusses the: internal traffic signal warrants for individual villages; needed on-site and adjacent facilities based on access and frontage; and Equivalent Dwelling Units (EDUs) associated with each of the mitigation measures identified in the Chen+Ryan TIA (analysis years 2015, 2020, 2025, and 2030).

A. Internal Intersection Traffic Signal Warrants

Traffic signal warrants were conducted by Chen+Ryan for Villages 3 North, 8 East, and 10. Due to the fact that all of the intersections are not yet built and actual traffic volumes cannot be counted, Figure 4C-103 (CA) of the California Manual on Uniform Traffic Control Devices (MUTCD) was utilized to determine whether a traffic signal would be warranted at identified locations utilizing projected traffic volumes. Table C.4 summarizes the findings. Signal warrants worksheets are included in the Chen+Ryan TIA Appendix A. As shown below, one internal intersection within Village 8 East requires a traffic signal.

Table C.4 Village 8 East Summary of Internal Intersection Signal Warrants				
Intersection	Warrant #1 – Minimum Vehicular	Warrant #2 – Interruption of Continuous Traffic	Warrant #3 – Combination (fulfilled 80% of Warrants #1 & #2)	Traffic Signal
Santa Marisol / Caraway Street	Yes	Yes	Yes	Yes
Santa Marisol / Cascabel Street	No	No	No	No
Santa Marisol / Safflower Street	No	No	No	No
<i>Note: When an intersection meets either Warrant #1 or Warrant #2, Warrant #3 is not applicable.</i>				

Source: Chen Ryan TIA

B. Access / Frontage Thresholds

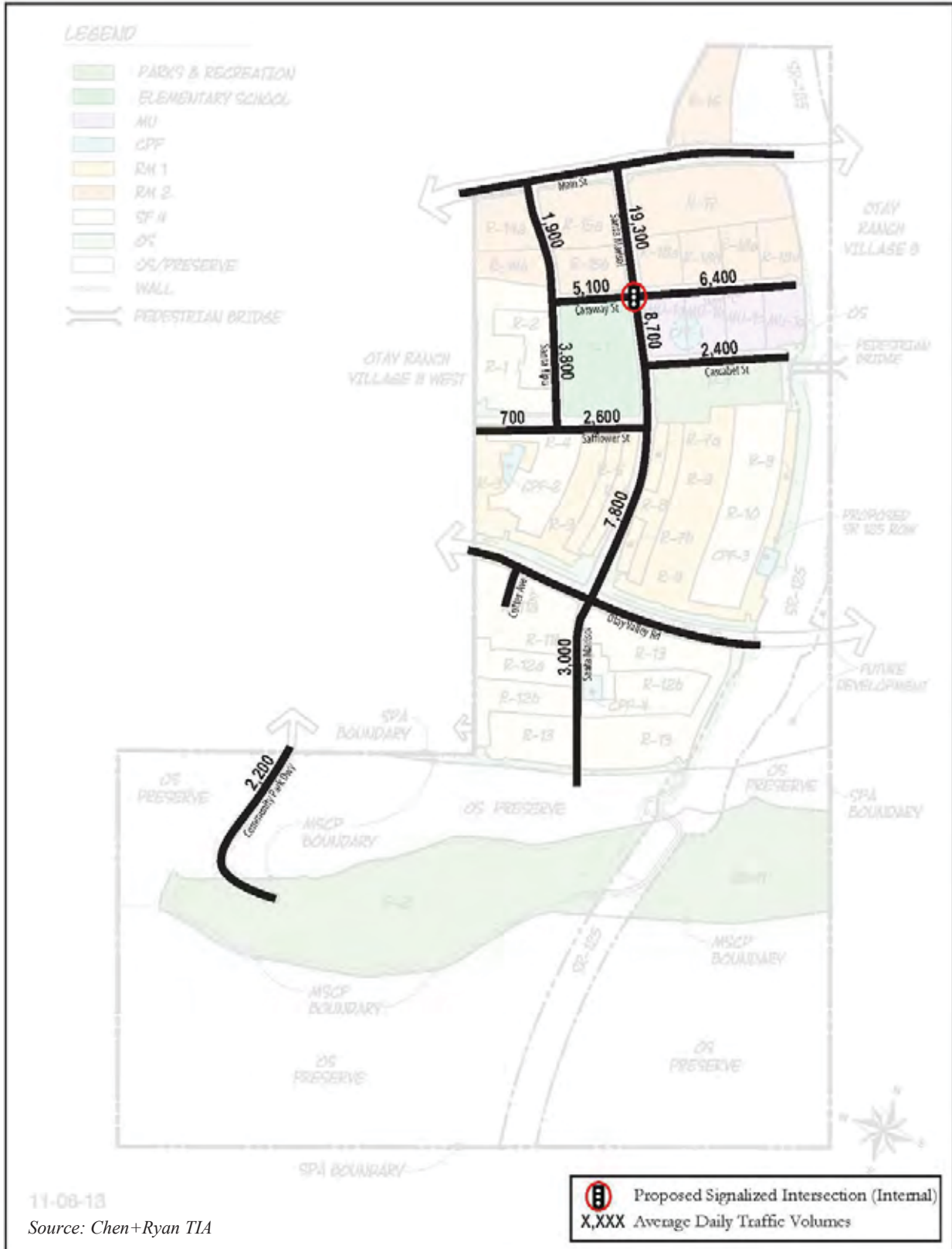
Based on the Chen+Ryan TIA, the facilities presented in this section are required. This requirement is not based on traffic generation, but on access and frontage requirements. These roadways must be built when the land uses fronting the roads are developed to provide sufficient number of access points according to the City's Subdivision Manual.

The Subdivision Manual requires that "single family residential development shall not exceed 120 residential lots unless two points of access are provided and shall not exceed 200 residential lots unless three points of access are provided". The project applicant may also conduct a traffic study (prior to the 201st EDU) which shows traffic operations with one or two access points are sufficient from an LOS perspective and a Fire/Emergency Response standpoint, to serve individual neighborhoods to the satisfaction of the Development Services Director.

Table C.5 Village 8 East Internal Roadway Segment Performance					
Internal Roadway	Segment	Estimated ADT	Recommended Classification	LOS D Threshold	LOS
Santa Marisol	from Main Street to Caraway Street	19,300	Secondary Village Entry w/ Median (4-Lane)	24,800	B
Santa Marisol	from Caraway Street to Safflower Street	8,700	Secondary Village Entry w/ Median (4-Lane)	24,800	A
Santa Marisol	from Safflower Street to Otay Valley Road	7,800	Secondary Village Entry w/ Median (4-Lane)	24,800	A
Santa Marisol	from South of Otay Valley Road	3,000	Secondary Village Entry with Median (3-lane)	13,500	A
Santa Tipu	from Main Street to Caraway Street	1,900	Residential Promenade Street (2-lane)	8,400	A
Santa Tipu	from Caraway Street to Safflower Street	3,800	Residential Promenade Street (2-lane)	8,400	A
Caraway Street	Santa Marisol	6,400	Residential Promenade Street (2-lane)	8,400	B
Caraway Street	from Santa Marisol to Santa Tipu	5,100	Residential Promenade Street (2-lane)	8,400	A
Cascabel Street	East of Santa Marisol	2,400	Residential Promenade Street (2-lane)	8,400	A
Safflower Street	West of Santa Tipu	700	Residential Promenade Street (2-lane)	8,400	A
Safflower Street	from Santa Tipu to Santa Marisol	2,600	Residential Promenade Street (2-lane)	8,400	A
Community Park Driveway	South of Otay Valley Road	2,200	Community Park Entry Street (2-lane)	8,400	A

Source: Chen+Ryan TIA

As shown in the Table C.5 above, all of the analyzed internal roadway segments within Village 8 East would operate at acceptable LOS B or better under buildout conditions with the recommended roadway classifications.



PFFP Roadways for Village 8 East Exhibit 6

Internal Streets: Table C.6 summarizes the PFFP internal neighborhood street thresholds for Village 8 East based on frontage and access requirements.

Neighborhood	Frontage/Internal Streets (From/To)	Primary Access¹	Secondary Access^{2,3}
R1	<ul style="list-style-type: none"> • Santa Tipu (Main Street/Caraway Street) • Caraway Street (Santa Tipu/Sorrel Avenue) • Sorrel Ave (Caraway Street/Fenugreek St) • Elderflower Street (Sorrel Ave/Santa Tipu) • Cumin Street (Sorrel Avenue/Santa Tipu) • Fenugreek Street (Sorrel Avenue/Santa Tipu) 	<ul style="list-style-type: none"> • Santa Tipu from Main 	<ul style="list-style-type: none"> • Santa Mirasol (Main Street/Safflower Street) • Safflower Street (Santa Mirasol/Santa Tipu) • Santa Tipu (Safflower Street/Fenugreek Street)
R2	<ul style="list-style-type: none"> • Santa Tipu (Main Street/Caraway Street) • Caraway Street (Santa Tipu/Sorrel Avenue) • Sorrel Ave (Caraway Street/Fenugreek St) • Flax Street (Sorrel Avenue/Santa Tipu) • Elderflower St (Sorrel Ave/Santa Tipu) • Cumin Street (Sorrel Avenue/Santa Tipu) 	<ul style="list-style-type: none"> • Santa Tipu from Main Street 	<ul style="list-style-type: none"> • Santa Mirasol (Main/Safflower Street) • Safflower Street (Santa Mirasol/Santa Tipu) • Santa Tipu (Safflower Street/Cumin Street)
R3	<ul style="list-style-type: none"> • Santa Tipu (Main Street/Safflower Street) • Safflower St (Santa Tipu/Avenida Cattleya) • Avenida Cattleya (Safflower St/Calle Govenia) • Calle Govenia (Avenida Cattleya/Avenida Huntleya) • Avenida Huntleya (Calle Govenia/Safflower Street) • Cymbidium Ave (Calle Govenia/Safflower) • Calle Malaxis (Avenida Cattleya/Avenida Stenia) • Avenida Stenia (Calle Malaxis /Calle Boxwood) 	<ul style="list-style-type: none"> • Santa Tipu from Main Street 	<ul style="list-style-type: none"> • Santa Mirasol (Main Street/Safflower Street) • Safflower Street (Santa Mirasol/Cymbidium Avenue) <p>ALT:</p> <ul style="list-style-type: none"> • Santa Mirasol (Otay Valley Road/Calle Boxwood) • Calle Boxwood (Santa Mirasol/Cymbidium Avenue)
R4	<ul style="list-style-type: none"> • Santa Tipu (Main St/Safflower Street) • Safflower St (Santa Tipu/Cymbidium Avenue) • Calle Boxwood (Cymbidium Ave/Santa Mirasol) • Avenida Eria (Calle Govenia/Santa Tipu) • Avenida Stenia (Calle Malaxis /Avenida Cattleya) • Calle Malaxis (Avenida Cattleya/Avenida Eria) 	<ul style="list-style-type: none"> • Santa Tipu from Main Street 	<ul style="list-style-type: none"> • Santa Mirasol (Main St/Safflower St) • Safflower Street (Santa Mirasol/Cymbidium Ave) <p>ALT:</p> <ul style="list-style-type: none"> • Santa Mirasol (Otay Valley Road/Calle Boxwood) • Calle Boxwood (Santa Mirasol/Cymbidium Avenue)
R5	<ul style="list-style-type: none"> • Santa Tipu (Main Street/Safflower Street) • Safflower Street (Santa Tipu/Avenida Huntleya) • Avenida Huntleya (Safflower Street/Calle Govenia) 	<ul style="list-style-type: none"> • Santa Tipu from Main Street 	<ul style="list-style-type: none"> • Santa Mirasol (Main Street/Calle Boxwood) • Calle Boxwood (Santa Mirasol/Avenida Huntleya)
R6	<ul style="list-style-type: none"> • Santa Tipu (Main Street/Safflower Street) • Safflower Street (Santa Tipu/Santa Mirasol) • Santa Mirasol (Safflower Street/Otay Valley Road) 	<ul style="list-style-type: none"> • Santa Tipu from Main Street 	<ul style="list-style-type: none"> • N/A (Fewer than 120 units) <p>ALT:</p> <ul style="list-style-type: none"> • Santa Mirasol (Otay Valley Road/Safflower Street)
R7a	<ul style="list-style-type: none"> • Santa Tipu (Main Street/Safflower Street) • Safflower Street (Santa Tipu/Avenida Huntleya) • Avenida Huntleya (Safflower Street/Calle Boxwood) • Calle Boxwood (Avenida Huntleya/Santa Mirasol) • Santa Mirasol (Safflower Street/Otay Valley Road) 	<ul style="list-style-type: none"> • Santa Tipu from Main Street • Santa Tipu from Main Street 	<ul style="list-style-type: none"> • Santa Mirasol (Main Street/Safflower Street) <p>ALT:</p> <ul style="list-style-type: none"> • Santa Mirasol (Otay Valley Road/Safflower Street)

TABLE C.6
PFFP Thresholds
Village 8 East Internal Neighborhood Streets

Neighbor hood	Frontage/Internal Streets (From/To)	Primary Access ¹	Secondary Access ^{2,3}
R7b	<ul style="list-style-type: none"> • Santa Tipu (Main Street/Safflower Street) • Safflower Street (Santa Tipu/Avenida Huntleya) • Avenida Huntleya (Safflower Street/Calle Boxwood) • Calle Boxwood (Avenida Huntleya/Santa Mirasol) • Santa Mirasol (Calle Boxwood/Otay Valley Road) 	<ul style="list-style-type: none"> • Santa Tipu from Main Street 	<ul style="list-style-type: none"> • Santa Mirasol (Main Street/Safflower Street) ALT: <ul style="list-style-type: none"> • Santa Mirasol (Otay Valley Road/Safflower Street)
R8	<ul style="list-style-type: none"> • Santa Tipu (Main Street/Safflower Street) • Safflower St (Santa Tipu/Avenida Huntleya) • Avenida Huntleya (Safflower Street/Calle Boxwood) • Calle Boxwood (Avenida Huntleya/ Avenida Lupine) • Avenida Lupine (Safflower Street/Aloe Street) 	<ul style="list-style-type: none"> • Santa Tipu from Main Street 	<ul style="list-style-type: none"> • Santa Mirasol (Main Street/Safflower Street) • Safflower Street (Santa Mirasol/Avenida Lupine) ALT: <ul style="list-style-type: none"> • Santa Mirasol (Otay Valley Road/Calle Boxwood)
R9	<ul style="list-style-type: none"> • Santa Tipu (Main Street/Safflower Street) • Safflower St (Santa Tipu/Avenida Huntleya) • Avenida Huntleya (Safflower St/Calle Boxwood) • Calle Boxwood (Avenida Huntleya/ Crape Myrtle Avenue) • Avenida Lupine (Safflower Street/Aloe St) • Star Jasmine Avenue (Safflower Street/Aloe Street) • Holly Oak Ave (Wintergreen Street/Aloe St) • Crape Myrtle Ave (Wintergreen Street/Aloe St) • Aloe Street • Wintergreen Street 	<ul style="list-style-type: none"> • Santa Mirasol from Main Street 	<ul style="list-style-type: none"> • Santa Mirasol (Main Street/Safflower Street) • Safflower Street (Santa Mirasol/Avenida Lupine) ALT: <ul style="list-style-type: none"> • Santa Mirasol (Otay Valley Road/Calle Boxwood)
R10	<ul style="list-style-type: none"> • Santa Tipu (Main Street/Safflower Street) • Safflower Street (Santa Tipu/Avenida Huntleya) • Avenida Huntleya (Safflower Street/Calle Boxwood) • Calle Boxwood (Avenida Huntleya/ Crape Myrtle Avenue) • Holly Oak Avenue (Wintergreen Street/Aloe St) • Avenida Chitalpa (Wintergreens Street/Aloe St) • Crape Myrtle Avenue (Wintergreens Street/Aloe Street) • 	<ul style="list-style-type: none"> • Santa Mirasol from Main Street 	<ul style="list-style-type: none"> • Santa Mirasol (Main Street/Safflower Street) • Safflower Street (Santa Mirasol/Star Jasmine Avenue) • Star Jasmine Ave (Safflower Street/Wintergreens Street) • Wintergreens (Star Jasmine Avenue/Holly Oak Ave) ALT: <ul style="list-style-type: none"> • Santa Mirasol (Otay Valley Rd/Calle Boxwood) •
R11a	<ul style="list-style-type: none"> • Cutter Avenue (Otay Valley Road/Gondola St) • Coble Avenue (Gondola Street/Skipjack Street) • Gondola Street, Sloop Street) • Skipjack Street(Coble Avenue/Gondola St) 	Cutter Avenue from Otay Valley Road	Santa Mirasol (Otay Valley Road/Skipjack Street)
R11b	<ul style="list-style-type: none"> • Cutter Avenue (Otay Valley Road/Gondola St) • Gondola Street (Cutter Avenue/Coble Avenue) • Coble Avenue (Gondola Street/Skipjack Street) • Langschiff Street (Gondola Street/R12b) • Skipjack Street (Santa Mirasol/Schooner Pl) • Santa Mirasol (Ketch Street/Skipjack St) • 	<ul style="list-style-type: none"> • Santa Mirasol from Otay Valley 	<ul style="list-style-type: none"> • Santa Mirasol (Otay Valley Road/Skipjack Street)
R12a	<ul style="list-style-type: none"> • Cutter Avenue (Otay Valley Road/Gondola St) • Gondola Street (Cutter Avenue/Coble Avenue) • Coble Avenue (Gondola Street/Skipjack Street) • Langschiff Street (Coble Street/Santa Mirasol) • 	<ul style="list-style-type: none"> • Santa Mirasol from Otay Valley 	<ul style="list-style-type: none"> • Santa Mirasol (Otay Valley Road/Langschiff Street)

TABLE C.6 PFFP Thresholds Village 8 East Internal Neighborhood Streets			
Neighbor hood	Frontage/Internal Streets (From/To)	Primary Access¹	Secondary Access^{2,3}
R12b	<ul style="list-style-type: none"> • Santa Mirasol (Otay Valley Road/Ketch Street) • Ketch Street (Kayak Avenue/Trawler Avenue) • Kayak Avenue (Ketch Street/Outrigger Street) • Trawler Avenue(Ketch Street/Langschiff Street) • Langschiff Street (Santa Mirasol/Trawler Ave) • 	<ul style="list-style-type: none"> • Santa Mirasol from Otay Valley 	<ul style="list-style-type: none"> • N/A (Fewer than 120 units)
R13	<ul style="list-style-type: none"> • Santa Mirasol (Otay Valley Road/Outrigger St) • Skipjack Street (Santa Mirasol/Langschiff Street) • Langschiff Street (Skipjack Street/Trawler Ave) • Yacht Place • Kayak Avenue (Trimaran/Outrigger Street) • Outrigger Street (Kayak Avenue /Ketch Street) • Trimaran Street ((Kayak Avenue /Ketch Street) 	<ul style="list-style-type: none"> • Santa Mirasol from Otay Valley 	<ul style="list-style-type: none"> • Cutter Avenue (Otay Valley Road/Gondola Street) • Gondola Street (Cutter Avenue/Coble Avenue) • Coble Avenue (Gondola Street/Langschiff Street) • Langschiff Street (Coble Avenue/Santa Mirasol) • Santa Mirasol (Langschiff Street/Ketch Street) •
R14	<ul style="list-style-type: none"> • Main Street • Santa Tipu (Main St/Caraway St) 	<ul style="list-style-type: none"> • Main Street 	<ul style="list-style-type: none"> • N/A (Fewer than 120 units)
R15	<ul style="list-style-type: none"> • Main Street • Santa Tipu (Main Street/Caraway Street) 	<ul style="list-style-type: none"> • Main Street 	<ul style="list-style-type: none"> • Santa Mirasol (Main Street/Caraway Street)
R16	<ul style="list-style-type: none"> • Main Street 	<ul style="list-style-type: none"> • Main Street 	<ul style="list-style-type: none"> • N/A (Fewer than 120 units)
R17	<ul style="list-style-type: none"> • Santa Mirasol (Main Street/Caraway Street) 	<ul style="list-style-type: none"> • Main Street 	<ul style="list-style-type: none"> • Santa Mirasol (Otay Valley Road/Caraway Street)
R18	<ul style="list-style-type: none"> • Santa Mirasol (Main Street/Caraway Street) 	<ul style="list-style-type: none"> • Main Street 	<ul style="list-style-type: none"> • Santa Mirasol (Otay Valley Road/Caraway Street)
MU1	<ul style="list-style-type: none"> • Santa Mirasol (Main Street/Cascabel Street) 	<ul style="list-style-type: none"> • Main Street 	<ul style="list-style-type: none"> • Santa Mirasol (Otay Valley Road/Caraway Street)
Notes: ¹ Primary access identified is one possible route. Alternative access may be provided subject to the approval of the Director of Development Services. ² Secondary access is required when more than 120 units are served by the primary access. The identified secondary access is one possible route; alternative secondary access may be provided subject to the approval of the Director of Development Services. ³ If total units utilizing either the primary or secondary routes of access exceed 200, a third access may be required, subject to the approval of the Director of Development Services.			

Source: Chen+Ryan TIA

Off-Site Project Frontage/Access: Table C.7 summarized the roadway segments and intersection to be constructed by the project for Frontage and Access, their cross-section/geometric configuration, as well as their associated EDU threshold.

**Table C.7
Village 8 East
Frontage and Access Threshold**

Street	Segment	Classification	EDU threshold	Year assumed build in TIA
Main Street	La Media Road to Magdalena Avenue	6-Ln w/RM	prior to the first Final Map of Village 8 East	2020
Main Street	Magdalena Avenue to Santa Tipu	6-Ln w/RM	prior to the first Final Map of Village 8 East	2020
Main Street	Santa Tipu to Santa Marisol	6-Ln w/RM	121 st EDU of Village 8 E.	2020
Main Street	Santa Marisol to SR-125 right-of-way	6-Ln w/RM	prior to the first Final Map of Village 8 East R-16	2025
La Media Road	Santa Luna Street to Main Street	6-Ln w/RM	prior to the first Final Map of Village 8 East	2020
Otay Valley Road	Main Street to Community Park Driveway (Int #71)	4-Ln w/RM	1929 th EDU of Village 8 East	2025
Otay Valley Road	Community Park Driveway (Int #71) to Santa Marisol	4-Ln w/RM	1929 th EDU of Village 8 East	2025
Otay Valley Road	Santa Marisol to SR-125 right-of-way	4-Ln w/RM	1929 th EDU of Village 8 East	2025
Community Park Driveway	Otay Valley Road to Village 8 Community Park	2-Ln	1929 th EDU of Village 8 East (Prior to the 1313th EDU in Village 8 East, the Applicant shall submit and obtain approval for improvement plans and appropriate security for the construction of the Village 8 East community park access road to the satisfaction of the Director of Development Services)	2025
Village / Intersection #	Segment	Classification	EDU threshold	Year assumed build in TIA
Village 8 E - #68	Santa Tipu / Main Street (one-way stop RT in/out)	OWSC	prior to the first Final Map of Village 8 East	2020
Village 8 E - #69	Santa Marisol / Main Street	Signal	121 st EDU of Village 8 East	2020
Village 8 E - #70	Village 8 East R-16 Driveway / Main Street (one-way stop RT in/out)	OWSC	prior to the first Final Map of Village 8 E – R16	2020
Village 8 E - #71	Village 8 East Community Park Driveway / Otay Valley Road	Signal	1929 th EDU of Village 8 East	2025
Village 8 E - #72	Cutter Avenue / Otay Valley Road (one-way stop RT in/out)	OWSC	1929 th EDU of Village 8 East	2025
Village 8 E - #73	Santa Marisol / Otay Valley Rd	Signal	1929 th EDU of Village 8 East	2025
<p>Trigger: The first Final Map of Village 8 East to provide right of way, to secure and construct roadways and utilities to provide access to all existing lots within the village.</p> <p>Trigger: The first Final Map of the Village to agree to provide right of way, to secure and construct the City of San Diego waterline thru the Village, to the satisfaction of the Director of Development Services.</p>				

Source: Chen+Ryan TIA

D. SR-125 / Main Street Interchange

The Chen+Ryan TIA discusses the different configurations and associated traffic and safety operations at the SR-125 / Main Street interchange and evaluated the future ramp intersection operations at the SR-125/Main Street interchange with three (3) types of interchange configurations, including:

- Option A: full interchange with partial cloverleaf;
- Option B: diamond interchange; and
- Option C: half interchange with partial cloverleaf.

Option A was the configuration utilized in the TIA analysis is based on the fact that the other SR-125 interchanges in the vicinity, such as Birch Road, Olympic Parkway, and Otay Lakes Road, all have the identical layout.

The TIA determined that ramp intersections at the SR-125 SB Ramps / Main Street and SR-125 NB Ramps / Main Street would operate at acceptable LOS D or better under Year 2030 conditions under all three options, with the “full Interchange with partial cloverleaf” (Option A) providing the best traffic operations in terms of queue length, average delay and levels of service.

C. Equivalent Dwelling Units Thresholds

The off-site roadway and intersection improvements as discussed in Chen+Ryan TIA are needed primarily based on traffic generation and are associated with each of the mitigation measures identified from the Year 2015, 2020, 2025, and 2030 analyses. The EDU triggers were derived by Chen+Ryan Associates using a city approved procedure (see Chen+Ryan TIA for details). Table C.8 summarizes the required off-site Village 8 East mitigation measures and their associated EDU triggers.

Table C.8 Village 8 East SPA EDU Triggers to Recommended Mitigation Measures			
Location	Mitigation Measure	Analysis Year	EDU Trigger
Intersection			
15. Heritage Road / Olympic Parkway	Payment towards TDIF (for the construction of Main Street from Heritage Road to La Media Road, including construction of Main Street Bridge)*	2025	4,737 th EDU of V3N + V8E + V10
17. La Media Road / Olympic Parkway	Payment towards TDIF (for the construction of Main Street from Heritage Road to La Media Road, including construction of Main Street Bridge)*	2025	4,737 th EDU of V3N + V8E + V10
40. La Media Road (SB) / Main Street (WB)	Signalization	2020	880 th EDU of V8E
41. La Media Road (NB) / Main Street (WB)	Signalization	2020	880 th EDU of V8E
42. La Media Road (SB) / Main Street (EB)	Signalization	2020	880 th EDU of V8E
43. La Media Road (NB) / Main Street (EB)	Signalization	2020	880 th EDU of V8E
44. Magdalena Avenue / Main Street	Signalization	2020	1,693 rd EDU of V8E
Roadway Segment			
Olympic Parkway between Heritage Road and Santa Venetia Street	Payment towards TDIF (for the construction of Main St. from Heritage Rd to La Media Rd, inc construction of Main St Bridge)*	2025	4,737 th EDU of V3N + V8E + V10
Heritage Road between East Palomar Street and Olympic Parkway	Payment towards TDIF (for the construction of Main St. from Heritage Rd to La Media Rd, inc construction of Main St Bridge)*	2025	4,737 th EDU of V3N + V8E + V10
Note: * The City CIP will drive the timing of this facility, which may occur sooner.			

Source: Chen+Ryan TIA

IV.5 Cost & Financing Traffic Improvements

The Chen+Ryan TIA was prepared for the proposed University Villages Project (including Village 8 East), which is the basis of this PFFP and the Project EIR. The project traffic mitigation measures are identified in Section 5.3.5 of the Project EIR. These measures comply with CEQA requirements and are consistent with existing city standards and growth management thresholds. The timing of the frontage and access streets is the responsibility of the developer. The PFFP and Project EIR identifies triggers to ensure the street system is constructed prior to or concurrent with the identified need.

A. Street Improvements

The Otay Ranch Village 8 East SPA internal streets and associated signalization, if required, are the financial responsibility of the Developer/Builder. Off-site streets and signal improvements are subdivision exactions. The required street improvement phasing is based on the project EDU Triggers for specific intersections and roadways pursuant to the Chen+Ryan TIA (see Table C.14).

B. Transportation Development Impact Fee (TDIF)

The project is within the boundaries of the TDIF program and, as such, the project is subject to the payment of the fees at the rates in effect at the time building permits are issued. The improvements identified on Table C.6 and C.8 is required to be constructed according to the approved EDU Triggers. The TDIF ordinance allows for the issuance of credit in lieu of fees when an eligible facility is constructed by the project. If the total eligible construction cost amounts to more than the total required TDIF fees as indicated below, the owner/developer may be given credits toward future building permits outside of the SPA area.

The current Transportation Development Impact Fee (TDIF) Ordinance sets forth the calculation of development impact fees. This PFFP uses the CVMC Chapter 3.54 as the basis for the estimated TDIF fees. Table B.5 illustrates the fee schedule at the time of this PFFP preparation:

Table C.9 presents the total number of estimated DUs and commercial square footage for the Village 8 East SPA Plan PFFP. Also, Table C.9 summarizes the estimated TDIF based on the Developer's proposed phasing and trip generation rates used by the Chen+Ryan TIA. The table is provided as an estimate only. Fees may change depending upon the actual number dwelling units, the actual acreage for commercial and industrial land and the current city fee, which is subject to change from time to time. Final calculations will be known at time building permits are applied for.

Table C.9 Village 8 East SPA Estimated TDIF Fees¹									
Phase	SF DU	Fee/SF DU	MF DU	Fee/MF DU	MU DU	MU Fee	MU Com'l	Com'l Fee/20K sf	Fees
Blue	0	\$0	1396	\$9,995	440	\$4,998	9.6	\$199,901	\$18,071,190
Red	110	\$12,494	781	\$9,995	0	\$0	0.0	\$0	\$9,180,435
Yellow	508	\$12,494	0	\$0	0	\$0	0.0	\$0	\$6,346,952
Green	173	\$12,494	0	\$0	0	\$0	0.0	\$0	\$2,161,462
Purple	152	\$12,494	0	\$0	0	\$0	0.0	\$0	\$1,899,088
Orange	0	\$0	0	\$0	0	\$0	0.0	\$0	\$0
Total	963		2177		440		9.6		\$37,659,127
¹ Estimated TDIF is based on the Revised November 7, 2013, City of Chula Vista Development Checklist for Municipal Code Requirements (Form 5509) and is subject to annual adjustments. Actual TDIF may be different.									

C. Traffic Signal Fee

Future development within the project will be required to pay Traffic Signal Fees in accordance with Chula Vista Council Policy No. 475-01. The estimated fee is calculated based on the current fee of \$34.27 (the date of this PFFP) per vehicle trip generated per day for various land use categories. Table C.10 is provided as an estimate only. Fees may change depending upon the actual number dwelling units, the actual acreage for commercial and industrial land and the current city fee, which is subject to change from time to time. Final calculations will be known at time building permits are applied for.

Table C.10 Village 8 East SPA Estimated Traffic Signal Fees¹		
Year	Project Trips	Traffic Signal Fee @ \$34.27/Trip
2015	0	\$0
2020	19,277	\$660,623
2025	15,479	\$530,465
2030	1,020	\$34,955
Total	35,776	\$1,226,044
¹ Estimated Traffic Signal Fee is based on the Revised November 7, 2013, City of Chula Vista Development Checklist for Municipal Code Requirements (Form 5509) and is subject to annual adjustments. Trips are estimated, based on the C+R TIA, actual trips and Traffic Signal Fees may be different.		

D. Non-DIF Streets and Signals

Internal public streets and signals are not eligible for DIF credit pursuant to city policy. These streets and signals will be funded by the development.

IV.6 Threshold Compliance

- A. The facilities presented in this section are needed, not based on traffic generation, but on access and frontage development. These roadways need to be built when the land uses fronting the roads are developed in order to provide sufficient number of access points according to the City's Subdivision Manual.
 - B. The Subdivision Manual requires that "single family residential development shall not exceed 120 residential lots unless two points of access are provided and shall not exceed 200 residential lots unless three points of access are provided". The project applicant will conduct a traffic study (prior to the 201st EDU) which shows traffic operations with one or two access points are sufficient from an LOS perspective to serve the village and to the satisfaction of the City Engineer.
 - C. Table C.7 summarizes the PFFP thresholds for Village 8 East based on access and frontage requirements. The sequence of development phases is planned to be in the order of Yellow, Green, Blue, and Red (see Phasing Exhibit 4).
 - D. The project shall be conditioned to pay TDIF Fees and Traffic Signal Fees at the rate in effect at the time building permits are issued.
 - E. Table C.8 summarizes the required mitigation measures and their associated Equivalent Dwelling Units (EDU) triggers.
 - F. In addition to the identified thresholds, the City of Chula Vista shall require the following prior to issuance of each Final Map:
 - Owner/Developer shall be responsible for assuring right-of-way improvements (curb, gutter, street, sidewalk, landscape, and traffic controls) necessary for vehicular and pedestrian connection from the subject map area to existing public roadways. Connection shall be provided to the satisfaction of the City Engineer.
 - Owner/Developer shall be responsible for assuring enhancements within the right-of-way (landscaping, pedestrian lighting, and street furniture) which abut the subject map area.
 - Owner/Developer shall be responsible for assuring all in-tract improvements within the subject map area.
 - Owner/Developer shall be responsible for assuring enhancements outside the right-of-way and internal to the subject map area (open space lots, landscape and irrigation of slopes).
 - Prior to issuance of Final Map, Owner/Developer shall assure applicable off-site infrastructure improvements (storm drains, water quality facilities) which are sized to serve subject map area.
 - The owner/developer for any individual neighborhood shall be required to post or provide use of surety bonds which secure the Owner/Developer's construction cost of the infrastructure requirements identified above. The bond shall be for the value of improvements necessary to complete approved public improvements. Permission to use existing, approved improvement plans and bonds shall be an acceptable means of satisfying the above listed requirements, to the satisfaction of the city engineer.
- Additional notes:
- Modification to any of the above listed requirements requires approval by the City Engineer.
 - Final map phases of subject tentative maps shall include all remaining in-tract improvements and shall not be less than 10 units.

- G. The project applicant shall comply with the Project EIR Transportation, Circulation and Access mitigation measures. A full discussion of these mitigation measures can be found in the Project EIR. The following is a summary of these mitigation measures:

TCA-1 Prior to the issuance of the building permit for the 2,463rd DU for development east of I-805 commencing from April 4, 2011, the applicant may:

- a. Prepare a traffic study that demonstrates, to the satisfaction of the City Engineer, that the circulation system has additional capacity without exceeding the GMO traffic threshold standards.
- b. Demonstrate that other improvements are constructed which provide the additional necessary capacity to comply with the GMO traffic threshold to the satisfaction of the City Engineer.
- c. Agree to the City Engineer's selection of an alternative method of maintaining GMO traffic threshold compliance.
- d. Enter into agreement, approved by the City, with other Otay Ranch developers that alleviates congestion and achieves GMO traffic threshold compliance for Olympic Parkway. The agreement will identify the deficiencies in transportation infrastructure that will need to be constructed; the parties that will construct said needed infrastructure, and a timeline for such construction, as well as providing assurances for construction, in accordance with the City's customary requirements, for said infrastructure.

If GMO compliance cannot be achieved through 1a, 1b, 1c, or 1d, then the City may, in its sole discretion, stop issuing new building permits within the project area, after building permits for 2,463 DU have been issued for any development east of I-805 after April 4, 2011, until such time that GMO traffic threshold standard compliance can be assured to the satisfaction of the City Manager.

These measures shall constitute full compliance with growth management objectives and policies in accordance with the requirements of the General Plan, Chapter 10, with regard to traffic thresholds set forth in the GMO.

TCA-2: Project applicant shall construct the access and frontage improvements consistent with the triggers identified in Table 5.3-56 of the Project EIR to the satisfaction of the Director of Development Services and the City Traffic Engineer.

Year 2015 Conditions

TCA-3 The year 2015 scenario assumes the following intersection and roadway improvements are in place:

- Phase 1 of the I-805 South Project, including improvements to I-805 between Home Avenue and East Palomar Street
- Heritage Road, south of Main Street to the Chula Vista city limit as a 4-lane Major Road.

If the project equivalent dwelling unit limit of 611th EDU is exceeded prior to these improvements being constructed and open to traffic, then one of the following steps shall be taken, each to the satisfaction of the City Engineer:

- i. Development in Village 3 and the Portion of Village 4 and Village 8 East shall stop until those assumed future roadways are constructed by others as presently planned; or
- ii. City and the Applicant shall meet to determine the need for the incomplete roadway segments. Because a number of factors, including changes to the tolling structure at SR-125, may affect future traffic patterns in Otay Ranch, additional traffic analysis of the roadway network and levels of service assessment may be necessary at that time to determine: (i) if such improvements are in fact necessary; and (ii) the scope and timing of additional circulation improvements, if any; or
- iii. Applicant shall construct the missing roadway links and receive a transportation development impact fee credit for those improvements as applicable; or
- iv. An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Management Ordinance.

Year 2020 Conditions

- TCA-4 Intersections:** I-805 SB Ramps / Olympic Parkway (CV), I-805 NB Ramps / Olympic Parkway (CV), and Brandywine Avenue / Olympic Parkway (CV); **Roadways:** Olympic Parkway, between I-805 SB Ramps and I-805 NB Ramps (CV); Olympic Parkway, between I-805 NB Ramps and Oleander Avenue (CV); Olympic Parkway, between Oleander Avenue and Brandywine Avenue (CV); and Olympic Parkway, between Brandywine Avenue and Heritage Road (CV) – Prior to issuance of the Final Map that contains the 956th equivalent dwelling unit (EDU) in Village Three North, the project applicant shall construct Heritage Road, between Olympic Parkway and Main Street, as a Six-Lane Prime Arterial.
- TCA-5** Heritage Road / Main Street (all-way stop controlled) (CV) – Prior to issuance of the Final Map that contains the 751st EDU in Village Three North, the project applicant shall signalize Heritage Road / Main Street intersection.
- TCA-6** La Media Road (SB) / Main Street (WB) (all-way stop controlled) (CV) – Prior to issuance of the Final Map that contains the 880th EDU in Village Eight East, the project applicant shall signalize the La Media Road (SB) /Main Street (WB) intersection.
- TCA-7** La Media Road (NB) / Main Street (WB) (all-way stop controlled) (CV) – Prior to issuance of the Final Map that contains the 880th EDU in Village Eight East, the project applicant shall signalize the La Media Road (NB) /Main Street (WB) intersection.
- TCA-8** La Media Road (SB) / Main Street (EB) (all-way stop controlled) (CV) – Prior to issuance of the Final Map that contains the 880th EDU in Village Eight East, the project applicant shall signalize the La Media Road (SB) /Main Street (EB) intersection.

- TCA-9** La Media Road (NB) / Main Street (EB) (all-way stop controlled) (CV) – Prior to issuance of the Final Map that contains the 880th EDU in Village Eight East, the project applicant shall signalize the La Media Road (NB) / Main Street (EB) intersection.
- TCA-10** Magdalena Avenue / Main Street (one-way stop controlled) (CV) – Prior to issuance of the Final Map that contains the 1,693rd EDU in Village Eight East, the project applicant shall signalize the Magdalena Avenue / Main Street intersection.
- TCA-12** The year 2020 scenario assumes the following intersection and roadway *improvements* are in place:
- Heritage Road, south of Main Street to the Chula Vista city limit as a 6-lane Prime Arterial.
 - Otay Lakes Road between H Street and Telegraph Canyon Road as a 6-lane Prime Arterial.
 - Quarry Driveway (Int#65) @ Main Street as an all-way stop controlled intersection.

If the project equivalent dwelling unit of 4,070th EDU is exceeded prior to these improvements being constructed and open to traffic, then one of the following steps shall be taken each to the satisfaction of the City Engineer:

- i. Development in Village Three and the Portion of Village Four and Village Eight East shall stop until those assumed future roadways are constructed by others as presently planned; or
- ii. City and the applicant shall meet to determine the need for the incomplete roadway segments. Because a number of factors, including changes to the tolling structure at SR-125, may affect future traffic patterns in Otay Ranch, additional traffic analysis of the roadway network and levels of service assessment may be necessary at that time to determine: (i) if such improvements are in fact necessary; and (ii) the scope and timing of additional circulation improvements, if any; or
- iii. Applicant shall construct the missing roadway links and receive a transportation development impact fee credit for those improvements as applicable; or
- iv. An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Management Ordinance.

Year 2025 Conditions

- TCA-13 Intersections:** Heritage Road / Olympic Parkway (CV) and La Media Road / Olympic Parkway (CV); **Roadways:** Olympic Parkway, between Heritage Road and Santa Venetia Street (CV); and Heritage Road, between East Palomar Street and Olympic Parkway (CV) –Prior to the Final Map of the 4,737th EDU the project applicant shall pay the appropriate Transportation Development Impact Fees (TDIF) for the construction of Main Street, between Heritage Road and La Media Road, as a Six-Lane Prime Arterial, including the construction of the Main Street bridge, the signalization of Quarry Driveway/Main Street (Int#65), and the signalization of Village 3 North R-20 Driveway/Main Street (Int#66). The project will signalize the intersection of Village 3 North R-20 Driveway/Main Street (Int#66) in conjunction with the

construction of Main Street, while TDIF program will signalize the intersection of Quarry Driveway/Main Street (Int#65).

Year 2030 Conditions

TCA-16 Intersection: Discovery Falls Drive / Hunte Parkway (CV) – Prior to approval of the Final Map containing the 1,295th EDU of Village Ten, the project applicant shall construct a dedicated right-turn lane at the northbound Discovery Falls Drive approach to the Discovery Falls Drive/Hunte Parkway intersection.

TCA-17 The proposed project shall be implemented, or phased, consistent with the development timeframe set forth in Project Description Table 4-3 of the University Villages EIR. In the event that project development substantially deviates from the phasing set forth in Table 4-3 (e.g., Village 3 North being built first, followed by Village 8 East and then Village 10), the Applicant, or its designee, shall conduct additional environmental analysis consistent with the requirements of CEQA and as approved by the Development Services Director, or designee. Additional analysis may include a supplemental traffic study that analyzes the potential traffic circulation impacts associated with the phasing deviation, and identifies new circulation improvements or other mitigation measure(s), if needed."

TCA-18 The project applicant shall incorporate the following measures as part of the project design and development, consistent with the identified triggers, to the satisfaction of the Director of Development Services:

- Implement pedestrian circulation improvements to improve the internal pedestrian circulation and encourage the usage of public transportation (concurrent with the approval of improvement plans for each village).
- Implement bicycle circulation improvements to improve internal bicycle circulation and encourage the usage of bicycles (concurrent with the approval of improvement plans for each village).
- Participate in car sharing and bike sharing programs through HOA noticing, should such programs become available.
- Promote Carpool/Vanpool programs by providing preferential parking for carpools and vanpools (concurrent with the approval of site plans for each village core).
- Promote available websites providing transportation options for residents and businesses (concurrent with issuance of certificate of occupancy).
- Create and distribute a "new resident" information packet addressing alternative modes of transportation (concurrent with issuance of certificate of occupancy).
- Promote programs to encourage workplace peak hour trip reduction, including staggered work hours, regional ride-matching services, and telecommuting (concurrent with issuance of certificate of occupancy).
- Orient buildings to the main street or activity area, such that they are not separated from the street by vast parking areas or fences, thereby encouraging pedestrian traffic (concurrent with the approval of site plans for each village core).
- Where transit is available on-site, participate in providing the necessary transit facilities, such as bus pads, shelters, signs, lighting, and trash receptacles (concurrent with the approval of improvement plans for each village).

- Coordinate with the MPO as to the future siting of transit stops/stations within the project site (concurrent with the approval of improvement plans, and/or site plans, for each village).

TCA-20 The year 2030 scenario assumes the following intersection and roadway improvements are in place:

- Main Street between SR-125 right-of-way (western boundary) and Eastlake Parkway/University Drive; is constructed as a 6-lanes Gateway Street (6,432nd EDU)
- SR-125 / Main Street interchange constructed (6,432nd EDU)
- Otay Valley Road constructed between SR-125 right-of-way (western boundary) and Village Nine Street “B” (Int #74), including an overpass at SR-125 (7,767th EDU).
- Heritage Road / Energy Way (Int#64) is included as a signalized intersection.

If the project equivalent dwelling unit limit of the EDUs identified above are exceeded prior to the respective improvements being constructed and open to traffic, then one of the following steps shall be taken each to the satisfaction of the City Engineer:

- i. Development in Village Three and the Portion of Village Four and Village Eight East shall stop until those assumed future roadways are constructed by others as presently planned; or
- ii. City and the applicant shall meet to determine the need for the incomplete roadway segments. Because a number of factors, including changes to the tolling structure at SR-125, may affect future traffic patterns in Otay Ranch, additional traffic analysis of the roadway network and levels of service assessment may be necessary at that time to determine: (i) if such improvements are in fact necessary; and (ii) the scope and timing of additional circulation improvements, if any; or
- iii. Applicant shall construct the missing roadway links and receive a transportation development impact fee credit for those improvements as applicable; or An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Management Ordinance.
- iv. An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Ordinance.

V. POLICE

V.1. Threshold Standard

- A. Emergency Response: Properly equipped and staffed police units shall respond to 81% of “Priority One” emergency calls within 7 minutes and maintain an average response time to all “Priority One” emergency calls of 5.5 minutes or less.
- B. Respond to 57% of “Priority Two” urgent calls within 7 minutes and maintain an average response time to all “Priority Two” calls of 7.5 minutes or less.

V.2. Service Analysis

The City of Chula Vista Police Department provides police services. The purpose of the Threshold Standard is to maintain or improve the current level of police services throughout the City by ensuring that adequate levels of staff, equipment and training are provided. Police threshold performance was analyzed in the “Report on Police Threshold Performance 1990-1999”, completed April 13, 2000. In response to Police Department and GMOC concerns the City Council amended the threshold standards for Police Emergency Response on May 28, 2002, with adoption of Ordinance 2860. Police Facilities are also addressed in *A Master Plan for the Chula Vista Civic Center Solving City Space Needs Through Year 2010*, dated May 8, 1989.

V.3. Project Processing Requirements

The PFFP is required by the Growth Management Program to address the following issues for Police Services.

- A. Services reviewed must be consistent with the proposed phasing of the project.
- B. Able to demonstrate conformance with *A Master Plan for the Chula Vista Civic Center* dated May 8, 1989, as amended.

V.4. Existing Conditions

The Chula Vista Police Department (CVPD) provides law enforcement services to the area encompassing the project. The CVPD headquarters building is located at 315 Fourth Avenue in Chula Vista. This facility is expected to be adequate through the build-out of eastern Chula Vista. The department also maintains a Community Storefront at 2015 Birch Road, which provides limited police services. Currently, CVPD maintains a staff of approximately 223 sworn officers and approximately 89 civilian support personnel. The Project is within Police Patrol Beats 24 and 32 that is served by at least one Beat Officer per shift.

V.5. Adequacy Analysis

According to the GMOC 2013 Annual Report the response times for “Priority One” Calls for Service (CFS) were not met during the 2011-2012 time period (see Table D.1). The CVPD responded to 78.4 percent of Priority 1 “Emergency Response” calls within 7 minutes, which was 2.6 percent below the Threshold Standard of 81 percent, and 7.3 percent below the percentage reported for the previous year. The average response time, however, was within the Threshold Standard. With an average response time of 5 minutes and 1 second, the response time was 29 seconds better than the Threshold Standard requires, but 21 seconds longer than the previous year.

The department implemented a hybrid patrol schedule in 2013 that is expected to have a

positive effect on response times. The 4/10-3/12 schedule adds more staffing on Friday through Sunday, when call-for-service volumes are highest. Officers work a 10-hour schedule from Monday through Thursday and a 12-hour schedule Friday through Sunday.

Table D.1 Historic Response Times Priority I -- Emergency Response, Calls For Service			
	Call Volume	% of Call Response w/in 7 Minutes	Average Response Time
Threshold		81.0%	5:30
FY 2011-12	726 of 64,386	78.4%	5:01
FY 2010-11	657 of 64,695	85.7%	4:40
FY 2009-10	673 of 68,145	85.1%	4:28
FY 2008-09	788 of 70,051	84.6%	4:26
FY 2007-08	1,006 of 74,192	87.9%	4:19
FY 2006-07	976 of 74,277	84.5%	4:59
FY2005-06	1,068 of 73,075	82.3%	4:51
FY2004-05	1,289 of 74,106	80.0%	5:11
FY2003-04	1,322 of 71,000	82.1%	4:52
FY 2002-03	1,424 of 71,268	80.8%	4:55
FY 2001-02	1,539 of 71,859	80.0%	5:07
FY 2000-01	1,734 of 73,977	79.7%	5:13
FY 1999-00	1,750 of 76,738	75.9%	5:21
CY 1999 ¹	11,890 of 74,405	70.9%	5:50

Source: GMOC 2013 Annual Report

The “Priority Two” CFS threshold during the same period was not met and has not been met for several years. For Priority Two CFS, the department responded to 49.8%, which was identical to the previous year’s percentage. The GMOC concluded that the Priority Two Urgent Response time Threshold Standard had not been met.

The original 1991 Urgent Response or Priority Two threshold standard was: Respond to 62% of calls within 7 minutes, maintaining an average of 7 minutes or less. In 1999, the City's Special Projects Division and the Police Department presented the GMOC with a report titled “Report on Police Threshold Performance 1990-1999.” The report indicated that, prior to implementation of the CAD system, human error occurred when measuring dispatch time. The report suggested that the Priority Two threshold should have been set at 57% of calls within 7 minutes, with an average response time of 7.5 minutes. Subsequently, the City Council approved the proposed change to the Threshold Standard in 2002, which is the standard currently in effect.

For the past 15 years, the Priority Two -Urgent Response Threshold Standard has not been met. The percentage of calls responded to within 7 minutes dropped to 41.9 percent, which is 7.9 points lower than last year, putting it 15.1 points below the threshold standard of 57 percent (see Table D.2). This is the largest noncompliant gap since FY 2005-06, when 40 percent of the calls were responded to within 7 minutes. The 11 minutes and 54 seconds average

¹ The FY98-99 GMOC Report used calendar 1999 data due to the implementation of the new CAD system in mid-1998.

response time for FY 2011-12 was 4 minutes and 24 seconds above the Threshold Standard, which was 1 minute and 48 seconds worse than last year and the worst time ever reported to the GMOC.

Part of the non-compliance problem may be the Threshold Standard itself. Previous GMOC annual reports have explained that the City's growth management staff and Police Department staff have determined that Priority Two needs to be modified to more accurately report response times. According to the 2012 GMOC Annual Report, the Police Department had exhausted all resources with the goal of improving Priority Two response times; and without funding for additional staff, the Priority Two Threshold Standard will remain unmet in the foreseeable future.

Overall, the 2013 GMOC Annual Report indicates that the GMOC is concerned that the trend for both Priority One and Two is headed in the wrong direction, and will continue to monitor these closely in future reports.

The recommendation for a modified Threshold Standard will be the result of staff analyzing data and working with the Police Department during a comprehensive review of the Growth Management Program. The GMOC has proposed changes to the Priority Two Threshold Standard when it presents the results of the comprehensive review to the City Council. The changes will clear up some confusing aspects of how response times are currently reported and establish a response goal that is reasonable and appropriate.

Table D.2 Historic Response Times Priority II -Urgent Response, Calls for Service			
	Call Volume	% of Call Response within 7 Min.	Average Response Time*
Threshold		57.0%	7:30
FY 2011-12	22,121 of 64,386	41.9%	11:54
FY 2010-11	21,500 of 64,95	49.8%	10:06
FY 2009-10	22,240 of 68,145	49.8%	9:55
FY 2008-09	22,686 of 70,051	53.5%	9:16
FY 2007-08	23,955 of 74,192	53.1%	9:18
FY 2006-07	24,407 of 74,277	43.3%	11:18
FY 2005-06	24,876 of 73,075	40.0%	12:33
FY 2004-05	24,923 of 74,106	40.5%	11:40
FY 2003-04	24,741 of 71,000	48.4%	9:50
FY 2002-03	22,871 of 71,268	50.2%	9:24
FY 2001-02	22,199 of 71,859	45.6%	10:04
FY 2000-01	25,234 of 73,977	47.9%	9:38
FY 1999-00	23,898 of 76,738	46.4%	9:37
CY 1999	20,405 of 74,405	45.8%	9:35
FY 1997-98	22,342 of 69,196	52.9%	8:13
FY 1996-97	22,140 of 69,904	62.2%	6:50
FY 1995-96	21,743 of 71,197	64.5%	6:38

Source: GMOC 2013 Annual Report

The Priority Two Threshold Standard has been out of compliance for 15 consecutive years. The GMOC's 2013 Annual Report recommended that the City Council support the Police Chief's efforts to 1) increase staff to budget levels, and 2) effectively manage work schedules to improve response times.

Currently, the CVPD's staffing levels are not sufficient to meet the threshold response standards. The CVPD does have adequate facilities to meet demands through buildout of the Chula Vista General Plan, including the project. In terms of the current staffing, any additional developments could potentially have a negative impact on police response times to the service area. The comprehensive use of advanced crime prevention through environmental design (CPTED) principles could help mitigate, to some extent, the impact on police services. In particular, completely controlling access to surface parking lots and structures would reduce vehicle crime in the proposed development area. Additionally, the use of construction materials and design approaches that reduce noise levels in residential units may also help mitigate the impact on police services.

V.6. Financing Police Facilities

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2847. The PFDIF is adjusted every October 1st pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The Police PDIF Fee for Single-Family Development is \$1,671 per unit and \$1,789/unit for Multi-Family Development (see Table B.6)². This amount is subject to change as it is amended from time to time. The project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the project Police Fee obligation at build-out is \$6,374,450.

Table D.3 Village 8 East SPA Public Facilities Fees For Police ¹							
Development Phase	Dwelling Units		Com'l	Single Family \$1,671/DU	Multi- Family \$1,805/DU	Com'l \$7,896/Ac.	Total Fee
	SF	MF					
Blue	0	1836	9.5	\$0	\$3,313,980	\$75,012	\$3,388,992
Red	110	781	0	\$183,810	\$1,409,705	\$0	\$1,593,515
Yellow	508	0	0	\$848,868	\$0	\$0	\$848,868
Green	173	0	0	\$289,083	\$0	\$0	\$289,083
Purple	152	0	0	\$253,992	\$0	\$0	\$253,992
Orange	0	0	0	\$0	\$0	\$0	\$0
Total	943	2617	9.5	\$1,575,753	\$4,723,685	\$75,012	\$6,374,450
	3560						
Footnote: ¹ The PDIF Fee is subject to change as it is amended from time to time. Changes in the number of dwelling units, Industrial Acreage or Commercial Acreage may affect the estimated fee.							

² Fee based on Form 5509 dated 11/07/2013. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

The projected fee illustrated in Table D.3 is an estimate only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities or commercial acreages.

V.7. Threshold Compliance:

- A. Project compliance will be satisfied with the payment of Public Facilities Fees. The proposed project will be required to pay public facilities fees for police services, based on the number of dwelling units, prior to the issuance of building permits; the fees shall be paid at the rate in effect at the time payment is made.

The project applicant shall comply with the Project EIR Public Services mitigation measures. A full discussion of these mitigation measures can be found in the Project EIR. The following PUB mitigation measures are from the Project EIR:

- B. (PUB-3) Prior to the issuance of each building permit for any residential dwelling units, the applicant(s) shall pay the City's PFDIF in accordance with the fees in effect at the time of building permit issuance and phasing approved in this PFFP, unless stated otherwise in a separate development agreement.
- C. (PUB-4) The City of Chula Vista will continue to monitor the Chula Vista Police Department responses to emergency calls and report the results to the GMOC on an annual basis.
- D. (PUB -5) Prior to issuance of each building permit, site plans shall be reviewed by the Chula Vista Police Department or its designee to ensure the incorporation of Crime Prevention through Environmental Design Features (CPTED) features and other recommendations of the Chula Vista Police Department, including but not limited to, controlled access points to parking lots and buildings, maximizing visibility along building fronts, sidewalks and public parks, and providing adequate street, parking lot and parking structure visibility and lighting.

VI. FIRE AND EMERGENCY MEDICAL SERVICES

VI.1. Threshold Standard

Emergency response: Properly equipped and staffed fire and medical units shall respond to calls throughout the City within seven (7) minutes in 80 percent of the cases.

VI.2. Service Analysis

The City of Chula Vista Fire Department (CVFD) provides Fire and Emergency Medical Services (EMS). EMS is provided on a contract basis with American Medical Response (AMR). The City also has countywide mutual and automatic aid agreements with surrounding agencies, should the need arise for their assistance. The purpose of the Threshold Standard and the monitoring of response times are to maintain and improve the current level of fire protection EMS in the City. Fire/EMS facilities are provided for in the recently City Council Adopted (1/28/2014) Fire Facility, Equipment and Deployment Master Plan (FFMP). The FFMP indicates that the number and location of fire stations primarily determine response time. The FFMP evaluates the planning area's fire coverage needs, and recommends a twelve (12) station network at build out to maintain compliance with the Threshold Standard (see Table E.1).

VI.3. Existing Conditions

There are currently nine (9) fire stations serving the City of Chula Vista. The existing station network is listed below:

Table E.1 Village 8 East SPA Current Fire Station Facilities			
Station	Location	Equipment	Staffing
Current Fire Station Facilities			
Station 1	447 F St.	Engine 51/Truck 51/Battalion 51	Assigned: 24 - On Duty: 8
Station 2	80 East J St.	Engine 52	Assigned: 9 - On Duty: 3
Station 3	1410 Brandywine Ave.	US&R ³ 53 + Tender & Trailer	Assigned: 12 - On Duty: 4
Station 4	850 Paseo Ranchero	Engine 54	Assigned: 9 On Duty: 3
Station 5	391 Oxford St.	Engine 55	Assigned: 9 On Duty: 3
Station 6	605 Mt. Miguel Rd.	Engine 56/Brush 56	Assigned: 9 On Duty: 3
Station 7	1640 Santa Venetia Rd.	Engine 57/Truck 57/Battalion 52	Assigned: 24 On Duty: 8
Station 8	1180 Woods Dr.	Engine 58	Assigned: 9 On Duty: 3
Station 9	291 E. Oneida Street	Engine 59	Assigned: 9 On Duty: 3
Planned Fire Station Facilities			
	EUC	New Engine/ New Truck	Unknown
	Bayfront	New Engine/ New Truck	Unknown
	Village 8 West	New Engine/ New Truck	Unknown

Source: CVFD

³ National Urban Search and Rescue (US&R) Response System Team

The FFMP was adopted by the Chula Vista City Council on January 28, 2014. The FFMP sets forth a plan for a Fire/Emergency Medical Services delivery system within the City of Chula Vista that can, upon build-out, meet the expected growth of the City. The FFMP recommends the expansion of one existing fire station and the addition of three new fire stations for a total of 12 fire stations. The preparation of the FFMP anticipated the University Villages development including Village 8 East. Two of the new stations are within Otay Ranch, one in Village 8 West, the other in the EUC, which is consistent with the Otay Ranch GDP and EUC SPA Plan. Additionally, the third fire station would serve the Bayfront. All future growth projected in the City will be properly served by the fire station locations and configurations as outlined within the FFMP.

During the City's next comprehensive update of the PFDIF program, the level of capital program financial support required from both the General Fund and the PFDIF will be determined. The City's Public Facilities Development Impact Fee (PFDIF) program is the primary funding source for the one-time capital fire related facility expenditures; the General Fund is the funding source for the operating costs. Cost sharing between the City and the PFDIF will also be determined during the PFDIF update and the new aforementioned development related facilities will be added to the PFDIF program fee calculation.

American Medical Response (AMR) is contracted by the City of Chula Vista to provide Emergency Medical Services. There are four AMR units that provide paramedics to the City of Chula Vista exclusively. Currently two full-time units are stationed within the city limits and are dedicated to Chula Vista, while two other full-time units are shared with other cities. The Chula Vista Fire Department is also providing an Advance Life Support (ALS) program to provide residents with the most appropriate emergency medical care in a timely manner.

VI.4. Adequacy Analysis

The Village 8 East SPA Project is located within the City of Chula Vista and would be served by existing Fire Station 7, located approximately 4.0 miles from the furthest point in the project, along with the proposed EUC Fire Station, located 1.6 miles from the project area. If constructed as anticipated in the Chula Vista Fire Station Master Plan, the proposed Village 8 West Fire Station, located approximately 1.0 mile from the project area would also respond to emergency calls for service within Village 8 East. Existing Fire Station 8 (5.8 miles from the project) and existing Fire Station 3 (5.2 miles from the project) may also respond.

The *Fire Protection Plan, University Villages – Village 8 East, July, 2014*, by Dudek, is referenced in this document as the Project FPP. The Project FPP determined the following call volumes for Station 7 from the Chula Vista Fire Department's 2010 Fire Facility/Deployment Master Plan: engine 57 (1,100 calls) and truck 57 (350 calls). These call volumes were used to calculate average daily call volume. Based on the total number of calls handled in 2009 by Station 7, the average daily call volume was calculated as 1) Station 7: engine 57 — 3.0 calls per day, and 2) truck 57 — 1.0 call per day.

Based on the CVFD estimate of 67 annual calls per 1,000 population (2009 data), the Project's estimated 11,534 residents and visitors would generate approximately 773 calls per year (about 2.1 calls per day), roughly 80% to 85% of which (1.8 calls per day) are expected to be medical emergencies, based on past call statistics (see Table E.2).

Table E.2 Village 8 East Projected Call Volume			
Emergency Calls per 1,000	Estimated Population	Avg. No. Calls per Year (5,638\1,000)x67	Avg. No. Calls per Day (378/365)
67	11,534	773	2.1
Type of call	Per capita call generation factor	Number of estimated annual calls	
Total Calls	100%	773	
Total Fires	1.2%	9.2	
Total EMS/Rescue Calls	85.9%	655.4	
Total Other Calls	12.9%	98.4	

Source: Project FPP

The Project FPP determined that based on the relatively low call volumes from the existing, nearby fire station, there is capacity to respond to a higher call volume. If based only on call volume, the existing stations would be able to respond to Village 8 East call volume increases. However, response times and cumulative call volume increases in Chula Vista's developing areas must also be considered when determining whether existing resources are adequate, or whether additional resources are necessary. Longer response times to structural fire emergencies may be partially mitigated based on the mandate of interior sprinklers in all structures. Sprinklers extend the fire flashover time or extinguish most room fires, thus compensating for a longer response.

Based on the GMOC 2013 Annual Report, the Fire/EMS response time Threshold Standard was not met for Fiscal Year 2012. The percentage of calls responded to within 7 minutes dropped approximately 2% between Fiscal Year 2011 (78.1%) and Fiscal Year 2012 (76.4%). This is down a total of 8.6% in the past two years, and 3.6% below the Threshold Standard of 80%. The CVFD explained that, during the reporting period, the call volume increased by 1,493 calls (10% medical and 24% fire) while available resources, staffing and facilities remained the same, resulting in a higher demand on available resources, which made the standard more difficult to achieve. They also indicated that the aging fleet of fire apparatus, combined with a reduction in public works support staff (radio technicians and mechanics) also hampered their ability to meet the standards.

Table E.3 Fire/EMS - Emergency Response Times Since 2000		
Years	Call Volume	% of All Call Response Within 7:00 Minutes
FY 2012	11,132	76.4%
FY 2011	9,916	78.1%
FY 2010	10,296	85.0%
FY 2009	9,363	84.0%
FY 2008	9,883	86.9%
FY 2007	10,020	88.1%
CY 2006	10,390	85.2%
CY 2005	9,907	81.6%
FY 2003-04	8,420	72.9%
FY 2002-03	8,088	75.5%
FY 2001-02	7,626	69.7%
FY 2000-01	7,128	80.8%

Source: GMOC 2013 Annual Report

Regardless of the downturn in response times, the CVFD reported that the average response time for 80% of the calls actually improved by 47 seconds, due to the fact that the majority of the calls were on the west side of the City, where navigation through the roadways is easier. Response times in the west averaged 5.39 minutes; response times in the east averaged 6.48 minutes. The city street network pattern contributes to emergency response times. The City of Chula Vista west of I-805 has a grid street pattern that promotes accessibility and generally has good response times⁴. East of I-805 the street pattern is less of a grid, consisting of a hierarchy of streets, curvilinear street patterns and cul-de-sacs that can restrict accessibility and lower response times. To address the situation, the Fire Department is developing techniques and solutions that will improve response times.

In addition to the potential for structural fires, there is the risk of brush fires for the Village 8 East SPA Plan. Pursuant to the Project FPP and Chula Vista MSCP Subarea Plan, fuel modification zones have been incorporated into the proposed Village 8 East SPA Plan developed areas adjacent to natural open space. These fuel modification zones are consistent with the requirements of the Chula Vista MSCP Subarea Plan and Otay Ranch Phase 2 Resource Management Plan (RMP). No fuel modification activities will occur within Otay Ranch Preserve/MSCP areas. Graded landscaped slope areas will be maintained pursuant to the Project FPP requirements and will be outside of the Preserve.

VI.5. Fire & EMS Facility Analysis:

The CVFD has four fire stations west of Interstate 805 and 5 fire stations east of I-805. An additional station is planned as a part of the future Bay Front project in western Chula Vista and two stations are planned for Otay Ranch. New developments in the eastern portion of the city will provide street connectivity and an increased awareness for emergency vehicle access to improve response times. New fire apparatus is also necessary to accommodate new growth over the next five years.

Since March 2008, the City of Chula Vista has contracted with San Diego Dispatch to respond to fire and medical dispatch calls. The percentage of Emergency calls that were responded to within seven minutes is approximately consistent with response times prior to outsourcing, and at 76.4% is below the 80% threshold standard (see Table E.4 below).

Table E.4 Fire/EMS - Emergency Response Times Comparison		
Years	Average Response Time for 80% of Calls	Average Travel Time
FY 2012	5:59	3:41
FY 2011	6:46	3:41
FY 2010	5:09	3:40
FY 2009	4:46	3:33
FY 2008	6:31	3:17
FY 2007	6:24	3:30
CY 2006	6:43	3:36
CY 2005	7:05	3:31
FY 2003-04	7:38	3:32
FY 2002-03	7:35	3:43
FY 2001-02	7:53	3:39
FY 2000-01	7:02	3:18

Source: GMOC 2013 Annual Report

⁴ Fire Marshall, City of Chula Vista, December 14, 2012.

The CVFD has requested that the City of Chula Vista use the National Fire Prevention Association (NFPA) standards for future GMOC reporting. The NFPA standards are used by fire departments to assess and report response and Effective Fire Force (EFF) statistics. Using this standard would measure the CVFD against the NFPA standard of 1 minute dispatch, 1 minute turnout and 4 minute travel time, and would provide a clearer picture of how CVFD and the dispatch center are doing each year.

The Project FPP determined that the Village 8 East SPA Plan area would benefit significantly from construction of the Village 8 West and EUC fire stations. The FFMP indicates the Fire/EMS delivery system within the City of Chula Vista can be expanded to meet the expected growth of the community with the addition of three new fire stations for a total of 12 fire stations. The construction of the Village 8 West and EUC fire stations would enhance Fire/EMS services to Village 8 East. When that occurs, the Village 8 West station would become the first engine in at approximately 3 minutes with the EUC Station responding within 5 minutes. The construction of the proposed stations would round out the Effective Fighting Force, enabling achievement of the 8-minute travel time. Response to medical emergencies would be greatly enhanced with the addition of the EUC station, in particular, but also by the Village 8 West station, which would provide one additional fast responding paramedic engine.

VI.6. **Financing Fire & EMS Facilities:**

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2847. The PFDIF is adjusted every October 1st pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The Fire PFDIF Fee for Single Family Development is \$1,393/unit and \$984/unit for Multi-Family Development (see Table B.6)⁵. This amount is subject to change as it is amended from time to time. The project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the project Fire Fee obligation at build-out is \$3,968,186.

Table E.3 Village 8 East SPA Public Facilities Fees For Fire ¹							
Development Phase	Dwelling Units		Com'l Acres	Single Family \$1,393/DU	Multi-Family \$1,001/DU	Com'l \$3,681/Ac.	Total Fee
	SF	MF					
Blue	0	1836	9.5	\$0	\$1,837,836	\$34,970	\$1,872,806
Red	110	781	0	\$153,230	\$781,781	\$0	\$935,011
Yellow	508	0	0	\$707,644	\$0	\$0	\$707,644
Green	173	0	0	\$240,989	\$0	\$0	\$240,989
Purple	152	0	0	\$211,736	\$0	\$0	\$211,736
Orange	0	0	0	\$0	\$0	\$0	\$0
Total	943	2617	9.5	\$1,313,599	\$2,619,617	\$34,970	\$3,968,186
	3560						
Footnote: ¹ The PDIF Fee is subject to change as it is amended from time to time. Changes in the number of dwelling units, Industrial Acreage or Commercial Acreage may affect the estimated fee.							

⁵ Fee based on Form 5509 dated 11/07/2013. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

The projected fee illustrated in Table E.5 is an estimate only. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, or commercial acreages.

VI.7. Threshold Compliance:

- A. The City will continue to monitor fire department responses to emergency fire and medical calls and report the results to the GMOC on an annual basis.

The project applicant shall comply with the Project EIR Public Services mitigation measures. A full discussion of these mitigation measures can be found in the Project EIR. The following is a summary of these mitigation measures:

- B. (PUB-1) Prior to the issuance of each building permit for any residential dwelling units, the applicant(s) shall pay PFDIF in accordance with the fees in effect at the time of building permit issuance and phasing approved in this document, unless stated otherwise in a separate development agreement.

VII. SCHOOLS

VII.1. Threshold Standard

The City shall annually provide the two local school districts with a 12-to 18-month development forecast and request an evaluation of their ability to accommodate the forecast and continuing growth. The districts' replies should address the following:

- A. Amount of current capacity now used or committed.
- B. Ability to absorb forecasted growth in affected facilities.
- C. Evaluation of funding and site availability for projected new facilities.
- D. Other relevant information the district(s) desire(s) to communicate to the City and the GMOC.

VII.2. Service Analysis

School facilities and services in Chula Vista are provided by two school districts. The Chula Vista Elementary School District (CVESD) administers education for kindergarten through sixth grades. The Sweetwater Union High School District (SUHSD) administers education for the Junior/Middle and Senior High Schools of a large district, which includes the City of Chula Vista. The purpose of the Threshold Standard is to ensure that the districts have the necessary school sites and funds to meet the needs of students in newly developing areas in a timely manner, and to prevent the negative impacts of overcrowding on the existing schools. Through the provision of development forecasts, school district personnel can plan and implement school facility construction and program allocation in line with development.

On November 3, 1998, California voters approved Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998. Prior to the passage of Proposition 1A, school districts relied on statutory school fees established by Assembly Bill 2926 ("School Fee Legislation") which was adopted in 1986, as well as judicial authority (i.e., Mira-Hart-Murrieta court decisions) to mitigate the impacts of new residential development. In a post Proposition 1A environment, the statutory fees provided for in the School Fee Legislation remains in effect and any mitigation requirements or conditions of approval not memorialized in a mitigation agreement, after January 1, 2000, will be replaced by Alternative Fees (sometimes referred to as Level II and Level III Fees). The statutory fee for residential development is referred to in these circumstances as the Level I Fee (i.e., currently at \$2.97 per square foot for unified school districts).

CVESD utilizes their current *Fee Justification Report, June 2012, by SDSA*, to quantify the impacts of new residential development on the district's school facilities, and to calculate the permissible Alternative Fees to be collected from such new residential development. To ensure the timely construction of school facilities to house students from residential development, alternative fees or implementation of a Mello Roos Community Facilities District (CFD) will be necessary.

Both CVESD and SUHSD are justified per Gov't Code to collect the maximum fee of \$3.20 per square foot for new residential construction. CVESD has an agreement with SUHSD specifying the amount of the development fee that each district collects from new residential development. Based on the agreement, CVESD collects \$1.41 per square foot and SUHSD collects \$1.79 per square foot for residential construction.

Sweetwater Union High School District utilizes their current “Sweetwater Union High School District Long Range Comprehensive Master Plan.” Implementation of the SUHSD Plan is ongoing and has resulted in the upgrading of older schools and accommodating continuing growth. In November 2000, Proposition BB was approved by the voters. The district leveraged \$187 million from Proposition BB into a \$327 million effort utilizing state funding to modernize and upgrade 22 campuses. Additional work efforts associated with Proposition O have commenced and construction has begun.

In November 2006, the community supported Proposition O, a \$644 million bond measure. This bond measure addresses the critical and urgent safety needs of the 32 campuses within the SUHSD. The types of repairs and improvements that Prop O addresses includes: improving handicap accessibility, removing asbestos and lead paint, and upgrading fire and life safety systems.

VII.3. Project Processing Requirements

The PFFP is required by the Growth Management Program to address the following issues for School Services:

- A. Identify student generation by phase of development.
- B. Specific siting of proposed school facilities will take place in conformance with the Sweetwater Union High School District’s and Chula Vista Elementary School District's Standards and Criteria.
- C. Reserve school sites, if necessary, or coordinate for additional school district classrooms.
- D. Identify facilities consistent with proposed phasing.
- E. Demonstrate the ability to provide adequate facilities to access public schools in conjunction with the construction of water and sewer facilities.
- F. Enter into School Mitigation Agreements.

VII.4. Existing Conditions

School Facilities Inventory, Chula Vista Elementary School District

The CVESD, established in 1892, is the largest kindergarten through sixth grade (grades K–6) school district in California, and serves nearly 29,000 students in 45 elementary schools (including Charter Schools) with approximately 2,500 employees (both certified and classified) districtwide. Table F.1 lists existing schools together with the capacity and enrollment of each. Capacity using existing facilities is approximately 31,000. Enrollment is currently approximately 28,890. Ten of the 45 schools are over capacity and three schools are near capacity (see Table F.1). Enrique S. Camarena Elementary School, a new K-6 school, opened in Otay Ranch Village 11 in July 2013. With the addition of this school, the CVESD expects to have adequate capacity to house all projected students for the next 18 months. However, additional facilities may be necessary within the next five years.

An additional elementary school is planned within Otay Ranch Village 2 and was expected to commence construction in 2011; however, construction has not yet begun and no construction update is available. Currently, several schools in eastern Chula Vista are over capacity, including Arroyo Vista, Hedenkamp, Veterans, McMillin, Wolf Canyon, and Salt Creek. The Learning Center and Mueller Elementary in western Chula Vista are also over capacity which is projected to continue five years.

Table F.1 Chula Vista Elementary School District - Enrollments vs. Capacity			
Schools	Estimated Enrollment 12/2013	Approximate Capacity	Remaining Capacity
Allen/Ann Daly	431	565	134
Arroyo Vista Charter	1,034	850	-184
Camarena	944	900	-44
Casillas	595	739	144
Castle Park	421	539	118
Chula Vista Hills	559	588	29
Chula Vista LCC	800	725	-75
Clear View Charter	519	593	74
Cook	449	538	89
Discovery Charter	855	950	95
EastLake	633	763	130
Feaster/Ed Charter	1,111	1,164	53
Finney	406	622	216
Halecrest	503	601	98
Harborside	625	914	289
Hedenkamp	1,070	1,045	-25
Heritage	912	863	-49
Hilltop Drive	574	588	14
Juarez-Lincoln	592	776	184
Kellogg	318	539	221
Lauderbach	827	965	138
Liberty	728	748	20
Loma Verde	552	650	98
Los Altos	395	526	131
Marshall	724	734	10
McMillin	856	850	-6
Montgomery	358	526	168
Mueller Charter	1,051	900	-151
Olympic View	851	825	-26
Otay	607	775	168
Palomar	393	468	75
Parkview	364	583	219
Rice	691	741	50
Rogers	472	660	188
Rohr	349	489	140
Rosebank	605	764	159
Salt Creek	1,025	950	-75
Silver Wing	405	638	233
Sunnyside	447	564	117
Tiffany	586	689	103
Valle Lindo	528	714	186
Valley Vista	561	688	127
Veterans	888	850	-38
Vista Square	631	751	120
Wolf Canyon	645	849	204
Totals	28,890	32,759	3,869
District Adjustments		30,984	2,094

Note: Adjustments exclude excess portable classrooms.

Source: CVESD

Table F.2 Sweetwater Union High School District Enrollments vs. Capacity 2013-2014			
School Site	Program Capacity 100%	Estimated Enrollment	Capacity vs. Projected
Middle Schools			
Bonita Vista	1,724	1,044	680
Castle Park	1,906	732	1,174
Chula Vista	1,795	1,056	739
EastLake	1,861	1,720	141
Granger	1,491	1,043	448
Hilltop	1,622	1,037	585
Mar Vista Mid.	1,684	828	856
Montgomery Mid.	1,408	805	603
National City Mid.	1,410	787	623
Rancho del Rey	1,700	1,700	0
Southwest	1,712	719	993
Subtotal	18,313	11,471	6,842
High Schools			
Bonita Vista	2,795	2,478	317
Castle Park	2,514	1,396	1,118
Chula Vista	3,430	2,714	716
EastLake	2,996	2,892	104
East Hills Academy*	132	48	84
Hilltop	2,889	2,042	847
Mar Vista	2,431	1,637	794
Montgomery	2,798	1,621	1,177
Olympian	2,468	1,896	572
Otay Ranch	2,985	2,618	367
San Ysidro	2,905	2,165	740
Southwest	2,954	1,572	1,382
Sweetwater	3,266	2,533	733
Palomar	648	373	275
Subtotal	35,211	25,985	9,226
Total	53,524	37,456	16,068

* Combined Jr. High & High School

Source: SUHSD

School Facilities Inventory, Sweetwater Union High School District

The District serves approximately 40,000 students in 11 middle (7-8) and 14⁶ high schools (grades 9–12) and more than 32,000 adult learners at 32 campuses. Several middle and high schools are planned or have been recently opened in the area. Olympian High School was opened in 2006 within Otay Ranch Village 7, and has a planned capacity of 2,600 students. A new 7–12 school is planned within Otay Ranch Village 11. However, there is no construction schedule available.

The SUHSD has indicated that the unstable economy and expansion of charter schools into the 7-12 arena make the 5-year projections for eastern Chula Vista very tentative. If charter schools continue to siphon students, it is likely that the District will have capacity for five years of residential growth. However, if there is a significant increase in development construction of Middle School No. 12 and High School No. 14 in Village 11 may be necessary within the next 5 years. Construction is anticipated to occur within 2-3 years.

VII.5. School Sizing and Location

The project is proposed to consist of 3,560 dwelling units at build out. At completion, the proposed project could generate approximately 1,678 students using the following Student Generation Factors:

		<u>Single Family Detached</u>	<u>Multi-Family Attached</u> ⁷
Elementary (K-6)	=	.4114 ⁸ students/dwelling unit	.3481 students/d.u.
Middle School (7-8)	=	.1216 students/dwelling unit	.0516 students/d.u.
High School (9-12)	=	.2291 students/dwelling unit	.1057 students/d.u.

By phase and school category, the project is expected to generate the following students:

Table F.3 Otay Ranch Village 8 East SPA Student Generation By Development Phase										
Phase	Dwelling Units		Student Generation							
			Elementary (K-6)		Middle (7-8)		High School (9-12)		Total Students	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Blue	0	1836	0	639	0	95	0	194	0	928
Red	110	781	45	272	13	40	25	83	84	395
Yellow	508	0	209	0	62	0	116	0	387	0
Green	173	0	71	0	21	0	40	0	132	0
Purple	152	0	63	0	18	0	35	0	116	0
Orange	0	0	0	0	0	0	0	0	0	0
Subtotal	943	2,617	388	911	115	135	216	277	719	1323
Total	3560		1299		250		493		2041	

⁶ East Hills Academy is a grades 7-12 school.

⁷ Includes Single Family Attached and Apartment units.

⁸ Rate from CVESD.

Typical School Size Standards:	Elementary	750-1000 students
	Middle	1,500 students
	Senior High	2,400 students

Chula Vista Elementary School District

There are seven CVESD elementary schools serving Otay Ranch students. These include Heritage Elementary, McMillin Elementary, Hedencamp Elementary, Veterans Elementary, Wolf Canyon Elementary and Camarena Elementary. The newest K–6 school in Otay Ranch Village 11 (Enrique S. Camarena Elementary School) opened in July 2013. These schools are currently operating at or over capacity. An additional elementary school was planned to commence construction in 2011 within Village 2. However, the Village 2 elementary school is on hold and no construction update is available.

The Village 8 East SPA Plan Site Utilization Plan identifies a 10.8-acre elementary school site within the Village core. As noted in Table F.4, the build-out of the SPA would generate the need to house approximately 1300 elementary school age students. The adjacent approved Village 8 West SPA Plan identifies an elementary school site, which is within a mile of Village 8 East. Generally, CVESD prefers to construct elementary schools that serve approximately 750 students. The Village 3 North site would be reserved for acquisition by the school district or dedication to the school district by the developer pursuant to an agreement between the developer and CVESD. Construction timing of the school would be determined by the school district. Until new schools are constructed, students residing within the project area would attend existing schools in neighboring villages as determined by the school district.

The State Department of Education must approve the Village 8 East elementary school site prior to district acceptance. Due to the tremendous growth and enrollment in the CVESD, the district may retain the 10.8-acre site as identified in the SPA Plan. However, should the site be determined at a later date to be excess property for the purposes of a new school, the district will notify appropriate parties at that time.

In the event that schools are overcapacity, the school district uses relocateable classrooms to temporarily house additional students until a new facility opens. In recognition of the impact on school facilities created by new development, the District and developers may enter into various mitigation agreements in order to ensure the timely construction of school facilities to house students from new residential development (“Mitigated Agreement”). Historically, developers and school districts have entered into School Mitigation Agreements and community facilities district (“CFD”), pursuant to the Mello-Roos Community Facilities District Act of 1982 (CVESD), to finance school facilities. However, per AB 2926, in the absence of a mitigation agreement, the developer shall pay the statutory school fees under state law in effect at the time of building permit issuance.

Sweetwater Union High School District

Secondary schools serving Otay Ranch include Otay Ranch High School, Olympian High School, Rancho del Rey Middle School, and EastLake Middle School. Enrollment and capacity in these schools are shown in Table F.2. It is anticipated that the approximately 250 middle school students generated by Village 8 East will be served at Rancho Del Rey Middle School or EastLake Middle School until the first Otay Ranch middle school is constructed. EastLake Middle School is located approximately four miles northeast of Village 8 East. The Rancho Del Rey Middle School is located approximately 3.5 miles northwest of Village 8 East. In addition, the adjacent approved Village 8 West SPA Plan identifies a 21 acre Middle School Site that could accommodate middle school students from Village 8 West and East.

The Otay Ranch GDP School Facility Implementation Plan is based on the premise that schools will be constructed when half of the school's projected students reside in the community. The maximum middle school capacity is 1,500 students, which would indicate a school construction trigger of approximately 750 students. However, throughout the district middle school capacity is available. Additional middle schools will be constructed when overall demand begins to approach existing capacity.

The maximum capacity of a high school is approximately 2,400 students. It is anticipated that the approximately 490 students generated from Village 8 East will be served at Olympian High School, which is located approximately one mile to the west. Depending on actual build-out and the capacity of existing area schools, it may be necessary to construct the planned middle-high school within Village 11 prior to build-out of the project.

Demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility can be constructed in the Eastern Urban Center (EUC) or a site reserved pursuant to the Otay Ranch GDP.

VII.6. Financing School Facilities

California Government Code section 65995 et. seq. and Education Code Section 17620 et. seq. authorizes school districts to impose facility mitigation exactions on new development as a way to address increasing enrollment caused by that development.

Although the collection of school fees is one method available to defray the cost of new development, it is not an acceptable solution since the maximum amount that could be collected by law represents less than one-fourth the cost to construct schools.

In recognition of this funding deficiency, it is the desire of each district to fully mitigate the facility impacts caused by a master planned community via the creation of a Mello Roos Community Facilities District. The following Mello-Roos Districts have been established by each district:

SUHSD

CFD No.	1	EastLake
CFD No.	2	Bonita Long Canyon
CFD No.	3	Rancho del Rey
CFD No.	4	Sunbow
CFD No.	5	Annexable
CFD No.	6	Otay Ranch
CFD No.	7	Rolling Hills Estate
CFD No.	8	Coral Gate (Otay Mesa)
CFD No.	9	Ocean View Hills
CFD No.	10	Remington Hills/Annexable
CFD No.	11	Lomas Verdes
CFD No.	12	Otay Ranch (Village 1 West)
CFD No.	13	San Miguel Ranch
CFD No.	14	Otay Ranch Village 11
CFD No.	15	Otay Ranch Village 6 (ORC)

CVESD

CFD No.	1	EastLake
CFD No.	2	Bonita Long Canyon
CFD No.	3	Rancho del Rey
CFD No.	4	Sunbow
CFD No.	5	Annexable
CFD No.	6	Otay Ranch
CFD No.	10	Annexable for future annexations
CFD No.	11	Otay Ranch (Lomas Verde)
CFD No.	12	Otay Ranch (Village 1, West)
CFD No.	13	San Miguel Ranch
CFD No.	14	Otay Ranch Village 11 (Brookfield/Shea)
CFD No.	15	Otay Ranch Village 6 (ORC)

Based on historical data available from each district an estimate of costs for the construction of school facilities on a per student basis is provided. Both districts follow state standards for determining the costs and size for school construction. The cost for a high school, including land acquisition, is approximately \$38,500 per student (2010 dollars). Excluding land, the cost for a high school is approximately \$32,000 per student. The cost for a middle school, including land acquisition, is approximately \$36,000 per student (2010 dollars). Excluding land, the cost for a middle school is \$32,000 per student. The cost for an elementary school, including land acquisition, is approximately \$33,500 per student (2010 dollars). Excluding the land, the cost for an elementary school is approximately \$30,000 per student. Land acquisition cost is calculated at approximately \$350,000/net usable acre (10 acre elementary school site). Using the aforementioned costs per student together with the school size, the following costs per facility can be anticipated.

Elementary School Cost

(1000 students) (\$30,000/student w/o land cost)	\$30,000,000
(1000 students) (\$33,500/student w/land cost)	\$33,500,000

Middle School Cost

(1,500 students) (\$32,000/student w/o land cost)	\$48,000,000
(1,500 students) (\$36,000/student w/ land cost)	\$54,000,000

High School Cost

(2,400 students) (\$32,000/student w/o land cost)	\$80,000,000
(2,400 students) (\$38,500/student w/ land cost)	\$92,500,000

VII.7. Threshold Compliance

The project applicant shall comply with the Project EIR Public Services mitigation measures. A full discussion of these mitigation measures can be found in the Project EIR. The following School PUB mitigation measures are from the EIR:

- A. (PUB-6) Prior to the issuance of each building permit for any residential dwelling units, the applicant(s) shall provide evidence or certification by the CVESD that any fee charge, dedication or other requirement levied by the school district has been complied with or that the district has determined the fee, charge, dedication or other requirements do not apply to the construction or that the applicant has entered into a school mitigation agreement. School Facility Mitigation Fees shall be in accordance with the fees in effect at the time of building permit issuance.
- B. (PUB-7) The Applicant shall provide the City with evidence from the CVESD that the Village 8 East school site has been determined by the district to be acceptable for school use, to the satisfaction of the Director of Developer Services.

VIII. LIBRARIES

VIII.1. Threshold Standard

Population Ratio: 500 square feet (gross) of adequately equipped and staffed library facility per 1,000 population. The city shall construct, 60,000 Gross Square Feet (GSF) of additional library space over the citywide June 30, 2000 GSF total, in the area east of Interstate 805 by build out. The construction of said facilities shall be phased such that the city will not fall below the citywide ratio of 500 GSF per 1,000 population. Library facilities are to be adequately equipped and staffed.

VIII.2. Service Analysis

The City of Chula Vista Library Department provides library facilities.

VIII.3. Project Processing Requirements

The PFFP is required by the Growth Management Program to address the following issues for Library services:

- A. Identify phased demands in conjunction with the construction of streets, water and sewer facilities.
- B. Specifically identify facility sites in conformance with the Chula Vista Library Master Plan.

VIII.4. Existing Conditions

The City provides library services through the Civic Center Branch Library, the South Chula Vista Branch Library and, Otay Ranch Town Center Branch Library. The Civic Center Branch Library is located at 365 F Street, approximately 7 miles from the project and is the largest library facility within the city, consisting of a two-story, 55,000-square-foot building. The South Chula Vista Branch Library is located at 389 Orange Avenue, approximately five miles from the project and consists of approximately 37,000 square feet. The Otay Ranch Branch Library is located at 2015 Birch Road in the Otay Ranch Town Center, approximately one mile from the project and consists of approximately 3,400 square feet. The existing and future libraries are listed on the Table G.1 and Table G.2, respectively.

Table G.1 Existing Library Facilities	
Existing Libraries	Square Footage
Civic Center	55,000
South Chula Vista	37,000
Otay Ranch Town Center	3,400
Total Existing Square Feet	95,400

The draft Chula Vista Public Library Strategic Facilities Plan identified ways to improve library service delivery to the community, particularly to residents of eastern Chula Vista. The plan indicates that the additional needed library square footage can be developed as multiple smaller branches, or as one large library. However, the library's operating budget has been significantly reduced and capital funding is not currently available. Therefore, the facilities plan does not determine which option would be implemented. The options will be evaluated when capital and operating funds become available. Additional measures such as mall outlets, book vending machines, a bookmobile, and service partnerships are identified as possible interim measures. One recent interim measure was the mall branch at Otay Ranch Town Center, which opened in April 2012.

VIII.5. Adequacy Analysis

Using the Threshold Standard of 500 square feet of library space per 1,000 population, the demand for library space based on Chula Vista's estimated population of 251,560⁹ as of January 2013 is approximately 125,780 square feet. Chula Vista currently provides 95,400 square feet of library space. This represents an approximate 30,380 square-foot deficit. The demand generated by the 10,115 forecasted dwelling units (GMOC 2013 Annual Report) is 16,235 square feet ($10,115 \times 3.21^{10}/1,000 \times 500$). By 2018, the demand for library space generated by the existing and forecasted dwelling units totals approximately 142,000 (125,780 + 16,235) square feet. Comparing this demand to the existing library square footage of 95,400 square feet results in a deficit of approximately 46,600 square feet unless the city completes the Rancho Del Rey or EUC Regional Library or a combination of a Regional Library and numerous branch libraries before 2018. Table G.2 illustrates the need to increase Library Facilities over the next five years to keep pace with the city's projected growth. The SANDAG 2030 build-out population for Chula Vista is approximately 289,044. This population will require approximately 144,500 square feet of Library Facilities.

The GMOC Threshold Standard for libraries is 500 square feet of library space per 1,000 residents. According to the 2013 GMOC Annual Report, the current service ratio for FY 2011 was 383 square feet for every 1,000 residents, after the opening of the Town Center Branch Library in April 2012. Therefore, the City does not currently meet the GMOC Threshold for libraries.

The proposed Village 8 East SPA project would result in demand for libraries and may have the potential to require the construction of new or expanded library facilities. The project would generate demand for approximately 5,714 square-feet of additional library facilities within the City. While the SPA Plan permits public/quasi-public uses such as libraries, within the SPA Plan, the proposed project does not specifically include the development of a library. Future library facilities would be funded in part by payment of the PFDIF.

⁹ GMOC 2013 Annual Report

¹⁰ Population coefficient of 3.21 persons per household.

Table G.2 Village 8 East SPA Library Space Demand vs. Supply				
	Population	Demand Square Footage	Estimated Supply Square Footage	Above/(Below) Standard
Estimated Existing Citywide 01/2013	251,560	125,780	95,400	(30,380)
1 st regional library (Rancho del Rey) 2018			26,400	(3,980)
2 nd regional library (EUC) 2018			23,600	19,620
Forecasted Projects to 2018 (10,115 x 3.21)	32,470	16,235		3,385
Subtotal	284,030	142,015	145,400	3,385

VIII.6. Financing Library Facilities

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2847. The PFDIF is adjusted every October 1st pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The current PFDIF for single-family residential and multi-family development is \$1,582/unit. This amount is subject to change with the adoption of Ordinance 3010. The PFDIF amount is subject to change as it is amended from time to time. Both residential and non-residential development impact fees apply to the project. The calculations of the PFDIF due for each facility are addressed in the following sections of this report. At the current library fee rate, the Otay Ranch Village 8 East SPA Library Fee obligation at build-out is \$5,631,920 (see Table G.3).

Table G.3 Village 8 East SPA Public Facilities Fees For Libraries ¹					
Development Phase	Dwelling Units		Library Fee		
	SF	MF	SF \$1,582/DU	MF \$1,582/DU	Total Fee
Blue	0	1836	\$0	\$2,904,552	\$2,904,552
Red	110	781	\$174,020	\$1,235,542	\$1,409,562
Yellow	508	0	\$803,656	\$0	\$803,656
Green	173	0	\$273,686	\$0	\$273,686
Purple	152	0	\$240,464	\$0	\$240,464
Orange	0	0	\$0	\$0	\$0
Total	943	2617	\$1,491,826	\$4,140,094	\$5,631,920
	3560				
Footnote: ¹ The PDIF Fee is subject to change as it is amended from time to time. Changes in the number of dwelling units may affect the estimated fee.					

The projected fee illustrated in Table G.3 is an estimate only. Actual fees may be different. PDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

VIII.7. Threshold Compliance

- A. Project compliance will be satisfied with the payment of Public Facilities Fees. The proposed project will be required to pay public facilities fees for Library services, based on the number of dwelling units, prior to the issuance of building permits; the fees shall be paid at the rate in effect at the time payment is made.

The project applicant shall comply with the Project EIR Public Services mitigation measures. A full discussion of these mitigation measures can be found in the Project EIR. The following is a summary of these mitigation measures:

- B. (PUB-11) Prior to the issuance of each building permit for any residential dwelling units, the applicant shall pay the required PFDIF in accordance with the fees in effect at the time of building permit issuance and phasing approved. Payment of the PFDIF would represent the project's fair share contribution to meet the City's Threshold Standard for library space.
- C. (PUB-12) The City of Chula Vista shall continue to monitor library facilities and services and report the results to the GMOC on an annual basis.

IX. PARKS, TRAILS AND OPEN SPACE

IX.1. Park Threshold Standard

Population Ratio: Three (3) acres of neighborhood and community park land with appropriate facilities per 1,000 residents east of I-805.

IX.2. Service Analysis

The City of Chula Vista provides public park and recreational facilities and programs through the Public Works and Recreation Departments which are responsible for the acquisition and development of parkland. All park development plans are reviewed by City staff and presented to the Parks and Recreation Commission for review. A recommendation is made by this Commission to the City Council.

The Otay Ranch Parks and Recreation Facility Implementation Plan was adopted by the City Council on October 28, 1993. This plan identifies the parks facility improvement standards for the Otay Ranch.

The Village 8 East SPA Plan must conform to the Chula Vista Parks and Recreation Master Plan, as amended, which provides the guidance for planning, siting and implementation of neighborhood and community parks. Further, the SPA Plan must conform to the City of Chula Vista Greenbelt Master Plan and the Otay Valley Regional Park Concept Plan.

IX.3. Project Processing Requirements

- A. Identify phased demands in conformance with the number of dwelling unit's constructed, street improvements, and in coordination with the construction of water and sewer facilities.
- B. Specific siting of the facility will take place in conformance with the Chula Vista Parks and Recreation Master Plan.
- C. Site/s reserved for park purposes within the project.

IX.4. Existing Conditions

The existing and future parks as depicted in the Public Facilities & Services Element of the General Plan and as updated by the inclusion of more recent information are contained in the City's Parks and Recreation Master Plan.

IX.5. Project Park Requirements

Compliance with Public Park Standards

The project generates an estimated population of 11,534 (3,560 dwelling units x 3.24¹¹ population factor). To meet the Growth Management Program's Threshold Standards the amount of parkland dedicated is based on a standard of 3 acres per 1,000 populations (see Table H.1). The standard is based on State of California Government Code 66477, also

¹¹ Provided by the Chula Vista Planning Department.

known as the Quimby Act, which allows a city to require by ordinance, the dedication of land or payment of fees for park or recreational purposes.

Table H.1 Quimby Act Parkland Requirements		
Villages 8 East SPA Population	Standard	Parkland Acres Required
11,534	3 acres per 1,000 population	34.60

All new development in the City of Chula Vista is subject to the requirements contained in the City's Parkland Dedication Ordinance CVMC Chapter 17.10. The ordinance establishes fees for park land acquisition and development, sets standards for dedication and establishes criteria for acceptance of parks and open space by the City of Chula Vista. Fees vary depending upon the type of dwelling unit that is proposed. There are four types of housing; Single-Family dwelling units (defined as all types of single-family detached housing and condominiums), Multi-Family dwelling units (defined as all types of attached housing including townhouses, attached condominiums, duplexes, and Mobile Homes). Single-Family Housing is defined as a free-standing structure with one residential unit. Multi-Family Housing is defined as any free-standing structure that contains two or more residential units. Parkland dedication requirements are shown below on Table H.2.

Table H.2 City of Chula Vista Parkland Dedication Ordinance Standards		
Dwelling Unit Type	Land Dedication per Unit	Dwelling Units per Park Acre
Single-Family	460 sf/du	95 du/ac.
Multi-Family	341 sf/du	128 du/ac.

Table H.3 Otay Ranch Village 8 East SPA Plan Preliminary Parkland Dedication Requirements City Ordinance Applied to Planning Prediction of Unit Numbers and Types			
Dwelling Unit Type*	Number of D.U.	Parkland Required/DU	Required Acres
Single Family Detached	943	460 sf/du	9.96
Multiple Family	2,617	341 sf/du	20.49
TOTALS	3,560		30.45
<p>* Dwelling unit type - Note that number and type of units listed reflect 'Land Use Designations' listed in the Otay Ranch General Development Plan, since this level of information is all that is available at the time of this document's preparation irrespective of underlying zoning district. Actual fee obligation calculation to be based on implementing ordinance definition of dwelling unit type irrespective of underlying zoning district containing said dwelling unit. Definitions of dwelling unit types used for calculating park obligations are based upon from the City's Parkland Dedication Ordinance CVMC chapter 17.10. These definitions differ from the way unit types are defined from a planning, land-use and zoning perspective that uses unit density per acre to categorize the type of unit. CVMC chapter 17.10 uses product type to categorize the type of unit distinguishing between attached and detached units. Consequently, the figures in this chart are preliminary estimates, and shall be recalculated at the time when the obligations are due as determined by chapter 17.10 of the CVMC.</p>			

The City's Parklands and Public Facilities Ordinance (CVMC 17.10) is based on the Quimby Act. Based on the City's Parklands and Public Facilities Ordinance, the parkland requirement is approximately 30.45 acres (see Table H.3).

The project phasing (Table B.4) and Site Utilization Plan identifies the park designations and acreage that are also shown in Table H.4. Table H.4 also identifies the phase of development in which the park will be constructed and the park acres that the city has determined will be given credit for purposes of satisfying the project's parkland dedication as measured against the City's Parkland Dedication Ordinance. The Neighborhood Park will be graded and offered for dedication in whatever development phase is initiated by the project developers. The City's Parkland Dedication Ordinance requirements for the project are outlined in Table H.4.

Table H.4 Village 8 East SPA Plan Park Acres and Eligible Credits¹				
Park Identification	Net Acreage	Phase	Proposed Credit %	Eligible Credit Ac.
P-1 - Neighborhood Park	6.8	Blue	100%	6.8
P-2 – Community Park	40.0	Orange	100%	40.0
Total Acres Eligible for Credit Against PAD				46.8
Villages 8 East SPA PAD Requirements				30.45
Subtotal Villages 8 East SPA Credits				16.35
Total Excess Credits				16.35
Footnotes: ¹ Parkland fee and acreage obligations are subject to change pending changes in the dwelling unit types and numbers, or clarification of unit type at the time when obligations are due.				

The PAD obligation for Village 8 East is approximately 30.45 acres of park land. The Village 8 East SPA Plan provides one 6.8 acre (net) Neighborhood Park (P-1) and one 40.0 acre (net) Community Park. The total park acreage exceeds Village 8 East PAD requirements. A portion of the Village 8 East park credits may be used to satisfy Village 3 North or Village 10 PAD requirements.

The Village 8 East SPA Plan is one of three proposed neighborhoods in the University Villages project. According to the city's PLDO the proposed University Villages project would be obligated to provide approximately 61 acres of parkland (Village 3 North – 15.3 acres, Village 8 East – 30.45 acres, and Village 10 – 15.52 acres). The University Villages project includes public park credits beyond the combined parkland obligation. The University Villages project would identify a total of 75.7 acres of parkland eligible for park credit (not including the Active recreation Area (AR-11) site east of SR-125), of which the 61 acres is needed to satisfy the project parkland obligation. The University Villages project also includes approximately 620.1 acres of open space and provides key segments of the Chula Vista Greenbelt Trail through the Otay Valley Regional Park (OVRP).

IX.6. Park Adequacy Analysis

Table H.5 is a comparison of park acreage demands and supply east of Interstate 805 for existing, approved projects, as well as the phased addition of the project. A review of the existing and approved park demands for Chula Vista east of I-805 including the project indicates a projected 2017 demand of approximately 486.16 acres of Neighborhood and Community Park (GMOC 2013 Annual Report). The 2017 projected supply of park acreage east of I-805, 426.88 acres, is approximately 59.28 acres less than the projected demand. The projected shortfall does not include the park obligations of the University Villages Project, which includes Village 3 North, Village 8 East and Village 10. These villages include approximately 76 acres of new parkland.

Table H.5 Estimated Park Acreage Demand Compared to Supply East of Interstate 805					
	Population East of I-805¹²	Demand Park Acres¹³	Existing Park Acres	Eligible Credit Acres	Net Acres +/-Standard
Existing	135,205	405.62	418.01 ¹⁴	418.01	+12.39
Forecasted Projects 2013 to 2017	26,845 ¹⁵	80.54	8.87 ¹⁶	8.87	-71.67
Total	162,050	486.16	426.88	426.88	+59.28

Table H.6 Village 8 East SPA - Park Supply by Phase							
Phase	Dwelling Unit Type*		Demand Park Acres	Supply Park Acres (Net)	Eligible Credit Acres	Net Acres +/- Standard	Project Cumulative
	SF	MF					
Blue	0	1836	14.37	6.80	6.80	-7.57	-7.57
Red	110	781	7.28	0.00	0.00	-7.28	-14.85
Yellow	508	0	5.36	0.00	0.00	-5.36	-20.21
Green	173	0	1.83	0.00	0.00	-1.83	-22.04
Purple	152	0	1.61	0.00	0.00	-1.61	-23.65
Orange	0	0	0.00	40.00	40.00	40.00	16.35
Subtotal	943	2617	30.45	46.80	46.80	16.35	16.35
Total	3560		30.45	46.80	46.80	16.35	16.35
[*] Dwelling unit type - Note that number and type of units listed reflect 'Land Use Designations' listed in the Otay Ranch General Development Plan, since this level of information is all that is available at the time of this document's preparation irrespective of underlying zoning district. Actual fee obligation calculation to be based on implementing ordinance definition of dwelling unit type irrespective of underlying zoning district containing said dwelling unit. Definitions of dwelling unit type used for calculating park obligations are based upon from the City's Parkland Dedication Ordinance CVMC chapter 17.10. These definitions differ from the way unit types are defined from a planning, land-use and zoning perspective that uses unit density per acre to categorize the type of unit. CVMC chapter 17.10 uses product type to categorize the type of unit distinguishing between attached and detached units. Consequently, the figures in this chart are preliminary estimates, and shall be recalculated at the time when the obligations are due as determined by chapter 17.10 of the CVMC.							

¹² Population figures are from the 2013 GMOC Annual Report.

¹³ Based on City Threshold requirement of 3 acres of neighborhood and community parkland per 1,000 residents east of I-805.

¹⁴ Existing Park Acreage from 2013 GMOC Annual Report.

¹⁵ Population figure derived from the Table B.1.

¹⁶ Park acreage from Park Acreage Table from the 2013 GMOC Annual Report, Appendix B, Workshop Reports.

The proposed development of the project requires approximately 34.68 acres (see Table H.1) of public parkland. The SPA plan identifies 46.80 acres net for public Neighborhood Park and Community Park land. The Village 8 East Neighborhood Park (P-1) is approximately 6.8 net acres and the Community Park (P-2) is approximately 40.0-acres. The SPA Plan provides each of the proposed park facility details. Park development phasing will be determined by the Director of Development Services. After SPA parkland obligation is met, approximately 16.35 acres of community parkland would be available for credit to the project developer/owner.

IX.7. Open Space, Trails and Recreation

A. Open Space

The Otay Ranch GDP requires the provision of open space in addition to local parks at a ratio of 12 acres for every 1,000 residents. Based on an estimated population of 11,534 residents, approximately 138.40 acres of open space is required. This requirement is met through the provision of 253.60 acres of open space in the form of preserve open space, manufactured slopes and other interior open spaces within the SPA Plan Area.

Open space within the SPA Plan Area is comprised of Otay River Valley open space (part of the Otay Ranch Preserve) to the south, graded slopes within and surrounding the village, a Neighborhood Park, a Community Park, active recreation area and the landscape buffer adjacent to surrounding major streets.

Open space lands indicated on the Site Utilization Plan (Exhibit 3) will be preserved through the dedication of open space easements and/or lots to the City or other appropriate agency, or Homeowners' Association, which will be determined at the Tentative Map level of approval. Uses will be strictly controlled through zoning regulations (see Chapter 3, PC District Regulations, of the SPA Plan). Landscaping within open space areas shall comply with all requirements of the Chula Vista Landscape Manual, Fire Protection Plan and Preserve Edge Plan.

The largest component of open space in the Otay Ranch is the Otay Ranch Preserve, described in the Resource Management Plan (RMP). As prescribed by the RMP, the development of each Otay Ranch Village requires a contribution to the Otay Ranch preserve. The Otay Ranch Preserve Conveyance requirement will be met through dedication of land within the Preserve to the Preserve Owner / Manager (POM) comprised of the City of Chula Vista and the County of San Diego.

The required contribution is 1.188 acres of open space conveyance per one acre of development less the acreage of "common use lands," (local parks, schools, arterial roads and other land designated as public use areas). The actual conveyance obligation is based on the actual development area determined at the Final Map(s) level. The estimated Preserve conveyance requirement for Village 8 East based on the SPA Plan calculation is approximately 260 acres.

B. Trails

The SPA Plan area has been designed to accommodate the trails program described by the Otay Ranch Overall Design Plan and the City's Greenbelt Master Plan and the Otay Regional Park Concept Plan. The plan has been designed as a pedestrian-oriented village and provides a network for bicycle and pedestrian circulation. All trails within the SPA Plan area have been located and designed to be as accessible as possible; however, the paseos and off-street trails contain steep topography that may limit pedestrian and bicycle travel.

The Trails Plan is illustrated in Exhibit 8. The landscape treatment and design elements of village trails are also illustrated and described in the Village 8 East Design Plan. A summary of the components of the trail plan is provided below.

1. Regional Trails

Chula Vista Regional Trails are located throughout the Otay Ranch project area. Specific to Village 8 East, Regional Trails occur on the south side of Main Street, and south side of Otay Valley Road. These trails are located adjacent to the roadways and may meander within the street right-of-ways. The trail widths and surfaces vary to accommodate pedestrians and bicycles.

2. Chula Vista Greenbelt Trail

A segment of the Chula Vista Greenbelt Trail occurs in the southern portion of the project, within the Open Space Preserve within the existing Salt Creek Sewer Easement.

3. Village Pathway

Village Pathways are inter-village low speed electric vehicle and pedestrian paths that link all of the Otay Valley Parcel villages and particularly provide access to the regional transit-way stations. In Village 8 East, a Village Pathway is proposed to extend south from Main Street, through the mixed use commercial area and south to Otay Valley Road along Street “A”. The Village Pathway also connects the Village 8 East village core to the Village 8 West Town Center and traverses through the neighborhood park crossing east over SR-125 via a Pedestrian Over-crossing (POC) to connect to the Village 9 Town Center. The POC connected to Village 8 East completes a continuous Village Pathway and Regional Trail network that loops through and connects existing Otay Ranch Villages 1, 5, 6 and 2 avoiding at-grade pedestrian crossings of arterial streets.

4. Community Park Access Trail

The Community Park Access Trail provides three pedestrian connections between the Community Park and the Chula Vista Greenbelt Trail. These trails are located along the southern edge of the Community Park. This facility is comprised of a 10’ minimum trail surface and a post and rail fence, as necessary.

5. Promenade Trail

Promenade Trails are six foot wide concrete trails separated from the street by a landscaped parkway located along the featured side of the Modified Promenade Residential Street. In Village 8 East, the Promenade Trail provides a pedestrian connection between single-family residential neighborhoods and the Village Core Mixed Use area and the school and neighborhood park. In addition, a Promenade Trail links neighborhoods south of Otay Valley Road to both the Chula Vista Regional Trail along Otay Valley Road and north to the Village 8 East Village Core.

6. Community Park Paseo

The Community Park Paseo is comprised of a 20’ wide concrete trail that provides pedestrian access to the eastern portion of the P-2 Community Park. The paseo also serves as a maintenance/emergency access only road.

7. Village Paseo

The Village Paseo is located within the single family neighborhoods in the northeast portion of Village 8 East. The 30' wide Paseo feature meanders through the neighborhoods and crosses residential streets leading to the Village 8 East core area. The Village 8 East SPA Design Plan will provide design details.

8. Village Streets

The village streets are designed to promote pedestrian and bicycle circulation. Sidewalks are provided on all public village streets. The Village 8 East SPA Design Plan will provide design details.

C. Village Park and Recreation Program

The project SPA provides the park, recreation, open space and trails facilities within the plan area. The Otay Ranch Parks and Recreation Facility Implementation Plan (adopted by the City Council on October 28, 1993) identifies the parks facility improvement standards for Otay Ranch. The City of Chula Vista Park and Recreation Department conducted subsequent facilities needs assessments and proposed some modifications to the adopted Otay Ranch Plan. Modifications to the adopted Otay Ranch Plan are included in the City of Chula Vista Parks and Recreation Master Plan, November 12, 2002. The SPA Park Master Plan identifies the proposed types, quantities and location of the facilities provided at each park site in the SPA Plan area. The variety of recreational elements proposed and the recreational opportunities envisioned are discussed in the Parks & Recreation chapter of the SPA Plan.

IX.8. Financing Park Facilities

Chapter 17.10 of the Chula Vista Municipal Code, as amended, governs the financing of parkland and improvements. Included as part of the regulations are Park Acquisition and Development (PAD) fees established for the purpose of providing neighborhood and community parks. The Ordinance provides that fees are paid to the City prior to approval of a final subdivision map, or in the case of a residential development that is not required to submit a final map, at the time of the final building permit application.

The project is responsible for both the park development component and the acquisition component PAD Fees. The project parkland demand is 30.5 acres based on CVMC 17.10 (Table H.3). The SPA Plan provides 46.8 net acres of parkland.

TABLE H.7 Acquisition and Development (PAD) Fees (Preliminary Calculation) Development In-Lieu Component Only					
Development Phase	Dwelling Unit Type*		Development Component of PAD Fee's/DU Total		Total Fees Due
	SF	MF	SF @ \$12,676	MF @ \$9,408	
Blue	0	1836	\$0	\$17,273,088	\$17,273,088
Red	110	781	\$1,394,360	\$7,347,648	\$8,742,008
Yellow	508	0	\$6,439,408	\$0	\$6,439,408
Green	173	0	\$2,192,948	\$0	\$2,192,948
Purple	152	0	\$1,926,752	\$0	\$1,926,752
Orange	0	0	\$0	\$0	
Subtotal	943	2617			
Total	3560		\$11,953,468	\$24,620,736	\$36,574,204
* Dwelling unit type - Note that number and type of units listed reflect 'Land Use Designations' listed in the Otay Ranch General Development Plan, since this level of information is all that is available at the time of this document's preparation irrespective of underlying zoning district. Actual fee obligation calculation to be based on implementing ordinance definition of dwelling unit type irrespective of underlying zoning district containing said dwelling unit. Definitions of dwelling unit type used for calculating park obligations are based upon from the City's Parkland Dedication Ordinance CVMC chapter 17.10. These definitions differ from the way unit types are defined from a planning, land-use and zoning perspective that uses unit density per acre to categorize the type of unit. CVMC chapter 17.10 uses product type to categorize the type of unit distinguishing between attached and detached units. Consequently, the figures in this chart are preliminary estimates, and shall be recalculated at the time when the obligations are due as determined by chapter 17.10 of the CVMC.					

TABLE H.8 Park Acquisition and Development (PAD) Fees (Preliminary Calculation) Acquisition In-Lieu Component Only					
Development Phase	Dwelling Unit Types*		Acquisition Component of PAD Fees/D.U.Total		Total Fees Due
	SF	MF	SF @ \$5,106	MF @ \$3,788	
Red	0	1836	\$0	\$6,954,768	\$6,954,768
Blue	110	781	\$561,660	\$2,958,428	\$3,520,088
Yellow	508	0	\$2,593,848	\$0	\$2,593,848
Green	173	0	\$883,338	\$0	\$883,338
Purple	152	0	\$776,112	\$0	\$776,112
Orange	0	0	\$0		\$0
Subtotal	943	2617			
Total	3560		\$4,814,958	\$9,913,196	\$14,728,154
* Dwelling unit type - Note that number and type of units listed reflect 'Land Use Designations' listed in the Otay Ranch General Development Plan, since this level of information is all that is available at the time of this document's preparation irrespective of underlying zoning district. Actual fee obligation calculation to be based on implementing ordinance definition of dwelling unit type irrespective of underlying zoning district containing said dwelling unit. Definitions of dwelling unit type used for calculating park obligations are based upon from the City's Parkland Dedication Ordinance CVMC chapter 17.10. These definitions differ from the way unit types are defined from a planning, land-use and zoning perspective that uses unit density per acre to categorize the type of unit. CVMC chapter 17.10 uses product type to categorize the type of unit distinguishing between attached and detached units. Consequently, the figures in this chart are preliminary estimates, and shall be recalculated at the time when the obligations are due as determined by chapter 17.10 of the CVMC.					

PAD Fees are subject to periodic annual increases. Table H.7 identifies the fees calculated for the development component of the PAD fees while Table H.8 identifies the fees calculated for the parkland acquisition component of the PAD fees. These fees are estimates only and are dependent upon the actual numbers of units filed on the Final Map. Fees are also subject to change by the City Council. Single Family dwelling units are defined as all types of single family detached housing and condominiums. Multi-Family dwelling units are defined as all types of attached housing including townhouses, attached condominiums, duplexes, triplexes and apartments.

IX.9. Financing Recreation Facilities

Chapter 17.10 of the CVMC, which requires the collection of fees from residential developments to pay for parkland acquisition and various park facilities within the City of Chula Vista, is subject to changes by the City Council from time to time. On October 25, 2005, the City Council approved Ordinance 3026 relating to the periodic annual review and adjustment of park acquisition and development fees. Approval of Ordinance 3026 resulted in an increase fee for parkland acquisition. In January of 2004 the Chula Vista City Council approved Ordinance 2945. This Ordinance amended Chapter 17.10 of the CVMC, which requires the collection of In-Lieu Park Acquisition and Development Fees from residential developments that are not required to submit a subdivision map or parcel map.

Some of the previous council actions that contributed to an increase in the in-lieu fees for park development and land acquisition are Ordinances No. 2886 and 2887 (both approved on November 19, 2002). Ordinance 2886 amended Chapter 17.10 of the CVMC to update the Parks Acquisition and Development Fees. Ordinance 2887 amended Chapter 3.50 of the Municipal Code, as detailed in the *"Public Facilities DIF, November 2002 Amendment"*, adding a new recreation component to the Public Facilities DIF, updating the impact fee structure and increasing the overall fee.

Chapter 17.10 of the Chula Vista Municipal Code, first adopted in 1971, details requirements for parkland dedication, park improvements and the collection of in-lieu fees (i.e., PAD fees) from developers of residential housing in subdivisions or in divisions created by parcel maps, both east and west of I-805. PAD fees cover parkland acquisition and the cost of related capital items associated with parkland development, including:

- Drainage Systems
- Street Improvements
- Lighted Parking Lots
- Concrete Circulation Systems
- Security Lighting
- Park Fixtures (*drinking fountains, trash receptacles, bicycle racks, etc.*)
- Landscaping (*including disabled accessible surfacing*)
- Irrigation Systems
- Restrooms and Maintenance Storage
- Play Areas (*tot lots, etc.*)
- Picnic Shelters, Tables, Benches
- Utilities

- Outdoor Sports Venues (*tennis courts, baseball/softball fields, basketball courts, multi-purpose sports fields, skateboard and roller blade venues*)

In addition to parks-related items, a 1987 revision called for the dedication, within community parks, of major recreation facilities to serve newly developing communities, including:

- Community centers
- Gymnasiums
- Swimming pools

Historically, PAD fees have not been sufficient to construct these additional large capital items. However, major recreation facilities are now funded through a newly created component of the Public Facilities DIF. The major capital items to be included in the new component are: community centers, gymnasiums, swimming pools, and senior/teen centers. Based on the Parks and Recreation Master Plan, 140,595 square feet of major recreation facilities will be required to meet new development growth through build-out at a gross construction cost of over \$32 million. Since the demand for major public recreation facilities is created by residential development, facilities costs are not spread to commercial/industrial development. Table H.9 provides an estimate of the Recreational PDIF Fees for the project.

TABLE H.9 Village 8 East SPA Public Facilities Fees for Recreation¹ (Preliminary Calculation)					
Development Phase	Dwelling Units		Recreation Fee		Total
	SF	MF	\$1,201/SF Unit	\$1,201/MF Unit	
Red	0	1836	\$0	\$2,205,036	\$2,205,036
Blue	110	781	\$132,110	\$937,981	\$1,070,091
Yellow	508	0	\$610,108	\$0	\$610,108
Green	173	0	\$207,773	\$0	\$207,773
Purple	152	0	\$182,552	\$0	\$182,552
Orange	0	0	\$0	\$0	\$0
Subtotal	943	2617			
Total	3560		\$1,132,543	\$3,143,017	\$4,275,560
Footnote: ¹ The PFDIF Fee is subject to change as it is amended from time to time. The total number of dwelling units and type of dwelling unit filed on the final map or for which building permits are required shall determine the actual fee amount.					

IX.10. Threshold Compliance

- On a project-level, the Neighborhood Park and the Community Park acreage provided within Otay Ranch Village 8 East SPA meets and exceeds the demand on a cumulative basis. In order to comply with the City's local park standard, it is the responsibility of the developer to comply with the City's Landscape Manual related to park planning, to grade the sites according to the approved plan, pay fees at a rate in effect at the time of Final Map approval and dedicate land, or a combination thereof, as required by the PLDO unless otherwise approved by the Director of Development Services.
- Based upon the analysis contained in this section of the PFFP, the Parks Threshold Standard for both neighborhood and community parks is projected to be met at the

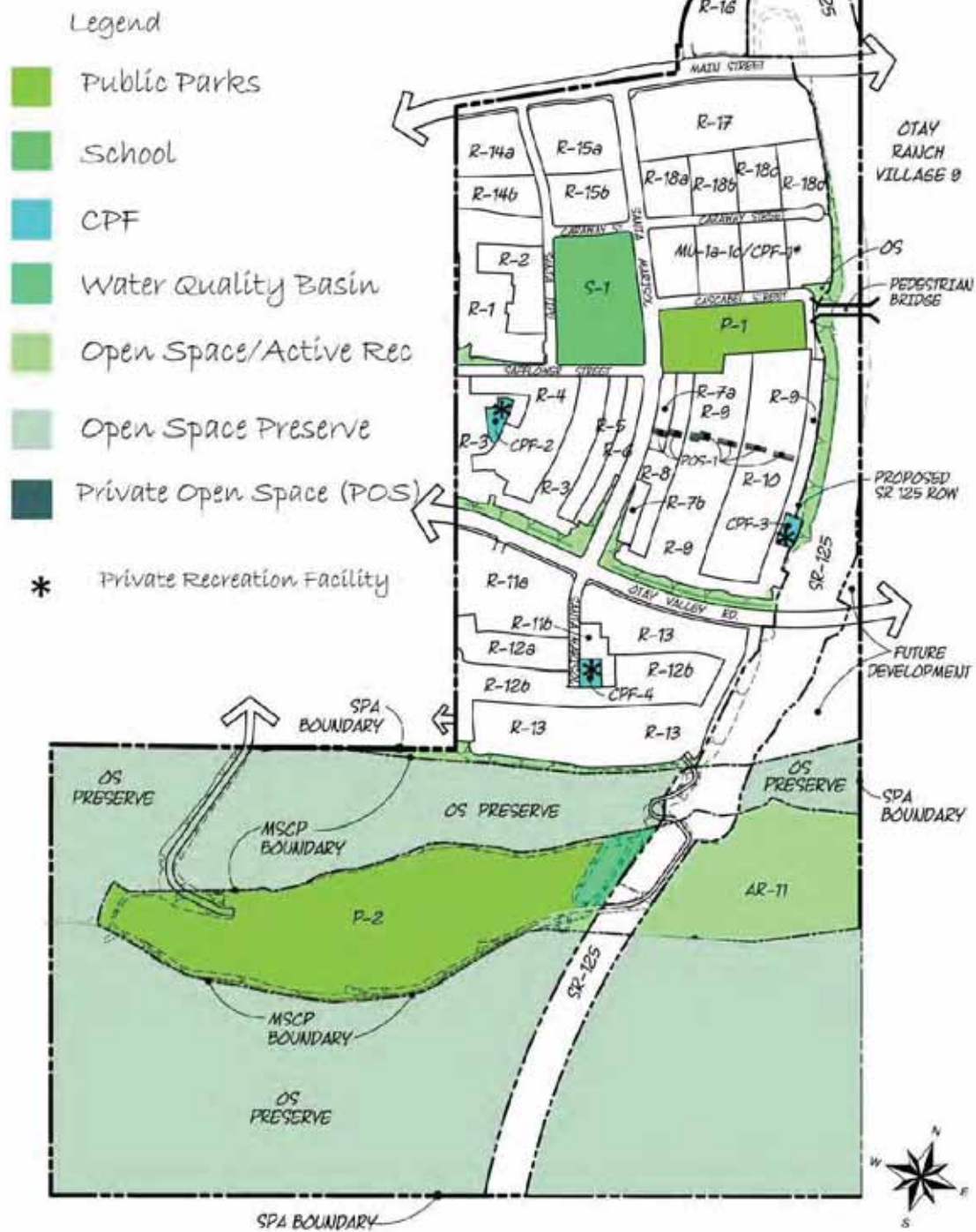
completion of the project subject to the Applicant's compliance with the park conditions as described herein. The PUB designations correspond to the Project EIR numbered Public Services mitigation measures.

- C. (PUB-8) Prior to the approval of the Final Map, or, for any residential development within the project that does not require a Final Map, prior to building permit approval, the applicant shall either dedicate parkland and/or pay applicable Park Acquisition and Development in-lieu fees in accordance with the phasing indicated in this PFFP and the project's approved SPA Plan and a park agreement, if any, subject to approval of the Director of Development Services. In-lieu fees shall be based on the Park Acquisition and Development fees in effect at the time of issuance of building permits, unless stated otherwise in a parks or development agreement.
- D. (PUB-9) Prior to issuance of each building permit for any residential dwelling units, the Applicant(s) shall pay Recreation Facility Development Impact Fees (part of the Public Facilities Development Impact Fee) in accordance with the fees in effect at the time of building permit issuance.
- E. (PUB-10) Prior to the approval of the first Final Map for the Project the developer shall enter into an agreement with the City that provides for the following: dedication of public park sites (which may include off-site dedication in Village 8 East); the payment of PAD fees; and a schedule for completion of improvements, including utilities, and streets adjacent to the park sites, all to the satisfaction of the Development Services Director. Under the current method for delivery of new parks the City will award a design-build contract for the Project's neighborhood park. The Agreement will include provisions that in the event the City chooses not go forward with a design-build contract, the developer will be obligated to fully comply with the Parkland Ordinance and park Threshold Standards by constructing the parks in accordance with all City standards and under a time schedule as specified in the agreement.
- F. (PUB-11) Prior to approval of the first Final Map for the Project, the Applicant(s) shall offer for dedication all public parkland identified in the Project's approved SPA Plan, or as approved by the Development Services Director or their designee. Park facilities required to meet the overall park obligation shall be identified on the first Final Map and shall be publically accessible.
- G. (PUB-12) The applicant shall comply with the Threshold Compliance contained within this PFFP.
- H. Prior to approval of the first final map for the Project, the Applicant shall provide the City with an Irrevocable Offer of Dedication (IOD) for the neighborhood park site (Lot P-1) and that portion of the Community Park site (Lot P-2) related to Village 8 East's actual park acre obligation (approximately 23.7 net acres) acceptable to the Development Services Director.
- I. Prior to the Final Map containing the 1,313th EDU in Village Eight East, the Applicant shall secure and agree to construct the Village 8 East Community Park (P-2) Access Road from Otay Valley Road to the Community Park (P-2). Prior to the issuance of the Final Map containing the 1,313th EDU, the Applicant shall submit to the City and obtain approval for improvement plans for the Community Park (P-2) access road to the satisfaction of the Development Services Director (or their designee). The Community Park (P-2) Access Road shall be completed prior to the issuance of the Final Map containing the 1,929th EDU in Village Eight East.

- J. Prior to approval of each Final Map for the Project, the Applicant shall offer for dedication all public trails, easements or rights-of-way for the trails, free and clear of all encumbrances unless otherwise approved by the City, contained in said map.
- K. Prior to the approval of the first Final Map for the Project a Maintenance Landscape Master Plan and Responsibility Map will submitted for approval by the Director of Development Services. The Maintenance Landscape Master Plan will contain a matrix of which landscaping improvements will be maintained with general funds and which will require a separate, identified funding mechanism.
- L. Prior to the approval of the first Final Map for the Project a Community Facilities District, or other funding mechanism to the satisfaction of the Director of Public Works, shall be established for landscaping and streetscape maintenance within the public right of way and maintenance of public open space.
- M. Prior to the approval of the first map for the Project the Project shall annex into the Otay Ranch Preserve Maintenance CFD 97-2, Improvement Area "C."
- N. Prior to recordation of each final "B" map, the developer shall convey or shall have 'conveyed at least 1.188 acres of habitat for each acre of development area within the map area as defined in the Resource Management Plan (RMP), (a total of approximately 257.0 acres) to the Otay Ranch Preserve pursuant to the Otay Ranch RMP. Conveyance of the habitat meets the City's threshold standard for conveyance obligation of Preserve open space. The actual number of acres to be conveyed with each Final Map will be determined during Final Map review.
- O. Prior to approval of the first final map, the Applicant shall obtain approval of and record an easement for public trail purposes for the segment of the Chula Vista Greenbelt Trail within the boundaries of Village 8 East on any portion of Wiley Road and/or the Salt Creek Sewer Easement owned by the Applicant, to the satisfaction of the Development Services Director.
- P. The Applicant shall submit and obtain approval of trail improvement plans and shall construct all required trails, fencing and signage, consistent with City trail standards when required by the Development Services Director. Said improvement plans containing Chula Vista Greenbelt Trail segments as depicted on the Village 8 East Tentative Map (CVT 13-03), to be located within the existing Salt Creek Sewer Easement, will include minor improvements such as fencing and signage.
- Q. Prior to issuance of the building permit for the 1,929th dwelling unit within Village 8 East, the Applicant shall construct all Chula Vista Greenbelt Trail improvements, including fencing and signage, consistent with Chula Vista trail standards, as required by the Development Services Director.
- R. Community Park Access Trails, as depicted on the Village 8 East Tentative Map (CVT 13-03), shall be constructed in conjunction with the construction of the Village 8 East Community Park.
- S. The Applicant shall designate private open space lots to accommodate the Village Paseo design that traverses neighborhoods R-7, R-8, R-9 and R-10 generally on an east-west axis, on any final map that includes said neighborhoods to the satisfaction of the Development Services Director.
- Q. Prior to the approval of the first Final Map for the Project, the Developer shall fund the processing of a Pedestrian Bridge Development Impact Fee Ordinance (which will be applied to Village 8 East and portion of Village 9) for the cost of constructing a village

pathway pedestrian and bicycle bridge, including but not limited to: conceptual plans, environmental review, final plans, approach ramps, abutments, encroachment permits, right-of-way, grading, paving, walls, lighting and all line items necessary for the complete construction of said improvement on a pro-rata basis, in order to comply with the University Villages Sectional Planning Area (SPA) Plan – Otay Ranch Village 8 East and the Otay Ranch GDP. The Applicant shall agree not to protest the amount of the fee established by said Ordinance.

- R. Prior to the Final Map for the Project containing the 2,948th EDU in the Project, the Village Pathway, including the pedestrian bridge between Village 8 East and Village 9, shall have been constructed and in service. If these facilities are not constructed and in service, then one of the following steps shall be taken as determined by the Director of General Services:
- 1) Development in Village 8 East shall not proceed until the Village Pathway pedestrian and bicycle bridge is constructed; or,
 - 2) City and the Developer shall meet to determine whether revised timing of the facilities is appropriate. A number of factors, including the progress of development of Village 9 and changes to the assumed land uses, may affect the timing and location of the facilities; or,
 - 3) Developer shall construct the facilities and be eligible for reimbursement from the Village Pathway Bridge Development Impact Fee for total expenditures in excess of 50% of the total cost of the facilities;

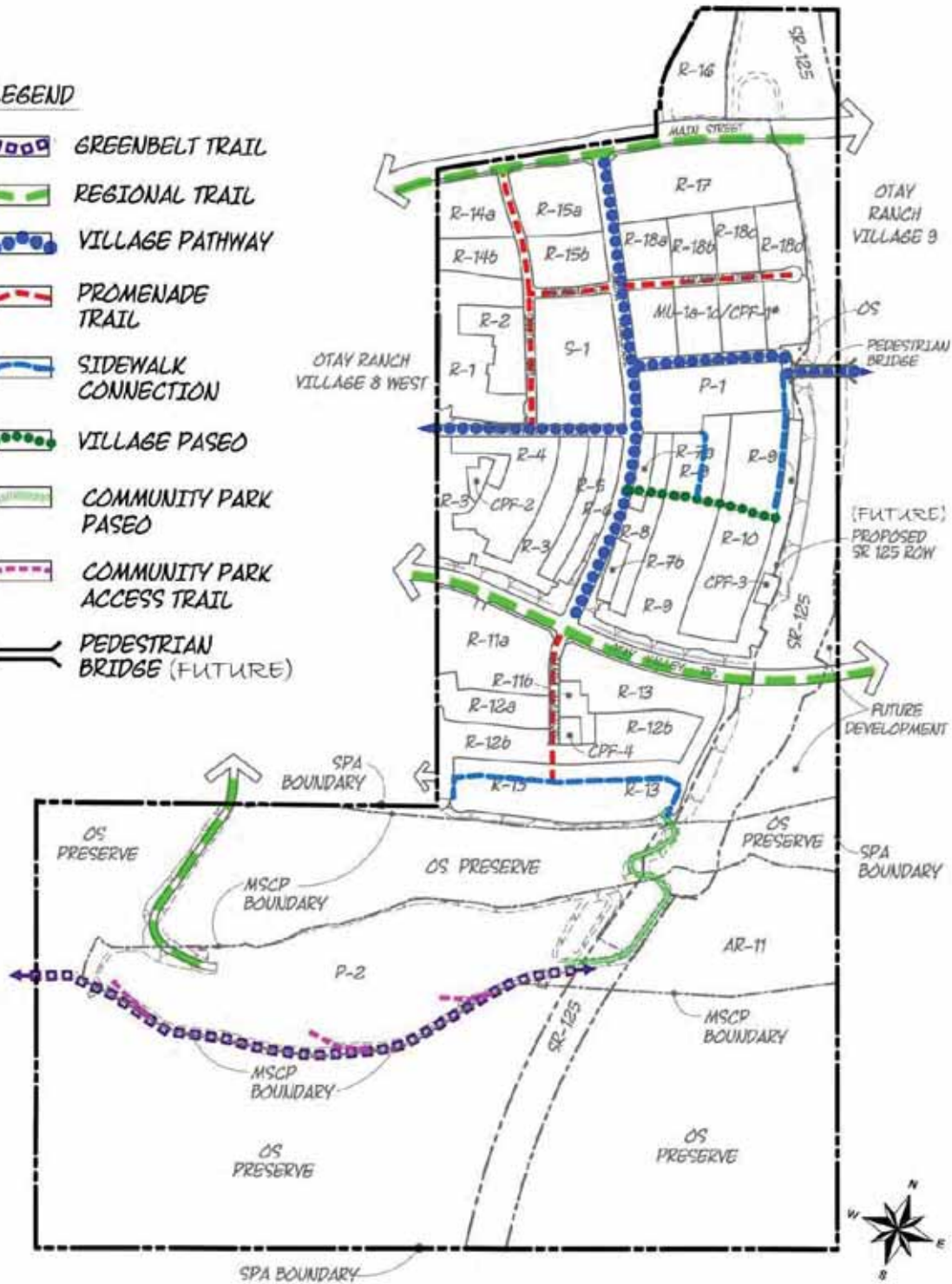


Source: Otay Ranch Village 8 East SPA Plan, July 25, 2014

Parks and Open Space Exhibit 7

LEGEND

-  GREENBELT TRAIL
-  REGIONAL TRAIL
-  VILLAGE PATHWAY
-  PROMENADE TRAIL
-  SIDEWALK CONNECTION
-  VILLAGE PASEO
-  COMMUNITY PARK PASEO
-  COMMUNITY PARK ACCESS TRAIL
-  PEDESTRIAN BRIDGE (FUTURE)



Source: Otag Ranch Village 8 East SPA Plan, July 25, 2014

Trails Plan Exhibit 8

X. WATER

X.1. Threshold Standard

- A. Developer will request and deliver to the City a service availability letter from the Water District for each project.
- B. The City shall annually provide the San Diego County Water Authority, the Sweetwater Authority, and the Otay Water District with a 12-to 18-month development forecast and request an evaluation of their ability to accommodate the forecast and continuing growth. The districts' replies should address the following:
 - 1. Water availability to the City and Planning Area, considering both short-and long-term perspectives.
 - 2. Amount of current capacity, including storage capacity, now used or committed.
 - 3. Ability of affected facilities to absorb forecasted growth.
 - 4. Evaluation of funding and site availability for projected new facilities.
 - 5. Other relevant information the district(s) desire(s) to communicate to the City and the GMOC.

X.2. Service Analysis:

The Otay Water District (OWD) will provide water service for Otay Ranch Village 8 East SPA Plan area. Annexation into Improvement Districts 22 and 27 will be required prior to water service being provided. The district has existing and planned facilities in the vicinity of the project site. Expanding the existing system can provide future water service.

Water supply information provided in this PFFP is based on the *Water Supply Assessment and Verification Report (WSAV)*, September 2013, Otay Water District, and the *Overview of Water Service for Otay Ranch University Villages 3 North, A Portion of Village Four, 8 East, and 10*, May 2014, Dexter Wilson Engineering, Inc., referred to the Dexter Wilson Water Study in this PFFP. Additionally, the SPA Plan document includes the *Otay Ranch Village 8 East, II.8 Water Conservation Plan, 2014*, Dexter Wilson Engineering, Inc.

The Developer of the project will be required to prepare, for review and approval by the Otay Water District, a Subarea Water Master Plan (SAMP) prior to approval of the first Final Map for the project. In addition, the Developer shall bond and construct for all on-site and off-site water facilities in accordance with the SAMP, including to any potable and reclaimed water mains crossing the State Route 125. The SAMP shall be consistent with the SPA Plan and shall provide more detailed information on the project such as project phasing; pump station and reservoir capacity requirements, and extensive computer modeling to justify recommended pipe sizes. The OWD will not approve final engineering improvement plans until a SAMP has been approved for the project.

The design criteria implemented to evaluate the potable and recycled water systems for the project are established in accordance with the *Otay Water District Water Resources Master Plan*, April 2013, Otay Municipal Water District. The design criteria are utilized for analysis of the existing water system as well as for design and sizing of proposed improvements and expansions to the existing system to accommodate demands in the study area.

X.3. Project Processing Requirements

The SPA Plan and the PFFP are required by the Growth Management Program to address the following issues for water services.

- A. Identify phased demands in conformance with street improvements and in coordination with the construction of sewer facilities.
- B. Identify location of facilities for onsite and offsite improvements in conformance with the master plan of the water district serving the proposed project.
- C. Provide cost estimates and proposed financing responsibilities.
- D. Identify financing methods.
- E. A Water Conservation Plan shall be required for all major development projects (50 dwelling units or greater), or commercial and industrial projects with 50 EDUs of water demand or greater.

X.4. Existing Conditions

The California Urban Water Management Planning Act (UWMP) requires that each urban water supplier providing water for municipal purposes, either to more than 3,000 customers, or more than 3,000 acre feet of water annually, must prepare, adopt, and update a UWMP at least once every five years. This applies to Metropolitan Water District (MWD), San Diego County Water Authority SDCWA, and its member agencies, including the OWD. The intent of an UWMP is to present information on water supply, water usage/demand, recycled water, and water use efficiency programs within a water district's service area over a 25 year time frame.

The UWMP process ensures that water supplies are being planned to meet future growth. The most current supply and demand projections are contained in the 2010 UWMPs of MWD, SDCWA, and OWD. San Diego County Water Authority member districts rely on the UWMPs and Integrated Resources Plans (IRPs) of MWD and the Regional Water Facilities Master Plan of SDCWA to document supplies available to meet projected demands.

In the 2010 UWMPs, MWD, SDCWA, and all SDCWA member agencies, including OWD, have determined that adequate water supplies would be available to serve existing service areas under normal year, single dry year, and multiple dry year conditions through the year 2035.

The GMOC annually distributes a questionnaire to relevant city departments and public facility and service agencies to monitor the status of Threshold Standards compliance. The response from OWD in support of the 2013 GMOC Annual Report included the topic of existing water system adequacy to serve projected growth for Chula Vista. The response identified OWD's capital improvement programs required to serve the forecasted water demands and identified a list of capital improvement projects (CIPs) that would need to be implemented in order to meet projected demand. The OWD concluded that the existing potable and recycled water systems including their CIP's should be adequate to meet the forecasted growth within the City of Chula Vista over the next five-year time frame. However, the State's water supply continues to face the climatological, environmental, legal and other challenges that impact water supply sources.

An existing City of San Diego Water Transmission Line Easement bifurcates the Village 8 East SPA site from east to west. The City of San Diego Water Lines will not directly serve the project and will be relocated within the future Otay Valley Road Right of Way as approved by the City of San Diego and City of Chula Vista.

A. **Metropolitan Water District:**

In November 2010, MWD adopted their 2010 Regional UWMP, which evaluates water supply reliability, over a 20-year period, for average, single-dry, and multiple-dry years within its service area. MWD developed estimates of total retail demands for the region, factoring in the impacts of conservation. The water reliability analysis identifies both the current supplies and supplies under development to meet projected demands. MWD's reliability assessment showed that MWD can maintain reliable water supplies to meet projected demands through the year 2035. MWD also identified a planning buffer supply intended to protect against the risk that future demands could be higher than projected. As part of its implementation of the planning buffer, MWD periodically evaluates water supply development, supply conditions, and projected demands to ensure that the region is not under or over developing supplies. The planning buffer will ensure that Southern California, including San Diego County, will have adequate water supplies to meet long-term future demands.

B. **San Diego County Water Authority:**

The SDCWA service area covers approximately 951,000 acres and encompasses the western third of San Diego County. SDCWA has 24 member agencies, including OWD. SDCWA is responsible for ensuring a safe and reliable water supply to support the region's economy and quality of life for over three million residents. SDCWA imports between 70% and 95% of the water used in the San Diego region from MWD. In 2008, MWD provided 71% of the San Diego region's water supply. Most of this water is obtained from the Colorado River and the State Water Project (SWP) through a system of pipes, aqueducts, and associated facilities. Historically, SDCWA has relied on imported water supplies purchased from MWD to meet the needs of its member agencies. SDCWA is the largest MWD member agency in terms of deliveries, accounting for nearly 25% of MWD's delivered water.

According to the SDCWA 2010 UWMP, the San Diego region has reduced water usage over 50,000 acre feet average during the past three years. Conserved agricultural transfer water from the Imperial Valley has begun flowing to the San Diego region. This source provided approximately 70,000 acre feet in 2010 and will provide approximately 200,000 acre feet by 2021. This relatively new source of water is the result of SDCWA entering into the Quantification Settlement Agreement (QSA) with other water agencies in October 2003. The QSA resolved long-standing disputes regarding Colorado River water use among several agencies, and established a water budget for the agricultural agencies. This resolution permitted the implementation of several water conservation and transfer agreements, including the SDCWA/Imperial Irrigation District (IID) transfer agreement.

The SDCWA UWMP contains documentation of existing and planned water supplies. These supplies include MWD (imported Colorado River water and SWP water), and local member agency supplies that include (1) IID water transfer supplies; (2) supplies from conservation projects to line the Imperial Valley's All-American Canal and the Coachella Valley's Coachella Canal; and (3) development of a seawater desalination facility at the Encina Power Plant in Carlsbad, which is anticipated to produce 56,000 acre feet per year of water supplies. Additionally, since 1980, approximately 5 to 30% of member agency water has come from local sources, primarily from surface water reservoirs. Recycled water and groundwater recovery projects are growing in importance in the region. These projects coupled with water conservation efforts have made SDCWA member agencies less dependent on imported water.

Table I.1 Average/Normal Water Year Supply and Demand Assessment (acre feet/year)					
Local Supplies	2015	2020	2025	2030	2035
Surface Water	48,206	47,940	47,878	47,542	47,289
Water Recycling	38,660	43,728	46,603	48,278	49,998
Groundwater	11,710	11,100	12,100	12,840	12,840
Groundwater Recovery	10,320	15,520	15,520	15,520	15,520
Seawater Desalinization	0	56,000	56,000	56,000	56,000
<i>Imported Supplies</i>					
IID Water Transfer	100,000	190,000	200,000	200,000	200,000
Supply from MWD	358,189	230,601	259,694	293,239	323,838
Coachella Canal and All American Canal Lining Projects	80,200	80,200	80,200	80,200	80,200
Total Projected Supplies	647,285	675,089	717,995	753,619	785,685
Total Estimated Demands¹	647,285	675,089	717,995	753,619	785,685
Difference	0	0	0	0	0
¹ With Conservation					

Source: University Villages Project Environmental Impact Report

Table I.2 Single Dry Water Year Supply and Demand Assessment (acre feet/year)					
Local Supplies	2015	2020	2025	2030	2035
Surface Water	17,932	17,932	17,932	17,932	17,932
Water Recycling	38,660	43,728	46,603	48,278	49,998
Groundwater	9,977	9,977	9,977	9,977	9,977
Groundwater Recovery	10,320	15,520	15,520	15,520	15,520
Seawater Desalinization	0	56,000	56,000	56,000	56,000
<i>Imported Supplies</i>					
IID Water Transfer	100,000	190,000	200,000	200,000	200,000
Supply from MWD	430,431	305,101	338,501	376,023	409,389
Coachella Canal and All American Canal Lining Projects	80,200	80,200	80,200	80,200	80,200
Total Projected Supplies	687,520	718,458	764,733	803,930	839,016
Total Estimated Demands¹	687,520	718,458	764,733	803,930	839,016
Difference	0	0	0	0	0
¹ With Conservation					

Source: University Villages Project Environmental Impact Report

Based on the imported and member agency local water sources, SDCWA estimates that it, along with member agency local sources, will be able to supply 647,284 acre feet of water in 2015. Therefore, according to the MWD and SDCWA 2010 UWMPs, there is available water to meet all of the region's anticipated demand, including the development of the Village 8 East SPA Project, in average/normal and dry water years, as shown in Table I.1, and I.2.

C. Otay Water District:

The Project is within the boundaries of the OWD, which provides water services to a large portion of San Diego East County and Eastern Chula Vista, including the EastLake community, Otay Ranch, and Otay Mesa along the U.S./Mexico International Border. OWD covers 137 square miles with approximately 450 miles of pipelines, 21 pump stations, and 37 reservoirs with a total storage capacity of approximately 190 million gallons. OWD provides 90% of its water service to residential and 10% to commercial, industrial, and other land uses. Average daily consumption is approximately 40,324 acre feet. OWD also operates the Ralph W. Chapman Water Recycling Facility.

The OWD 2010 UWMP provides an overview of OWD's service area, its current water supply sources, supply reliability, water demands, and measures to reduce water demand, and planned water supply projects and programs. Reliability for water service is based on the documentation in the UWMP's prepared by MWD and SDCWA and that these agencies have determined that they will be able to meet potable water demands through 2035, during normal and dry year conditions. The OWD 2010 UWMP relies on MWD and SDCWA for its potable supply, and OWD works with these agencies to prepare consistent demand projections for OWD's service area.

The OWD has several connections to SDCWA Pipeline No. 4 which delivers filtered water from the Metropolitan Water District's filtration plant at Lake Skinner in Riverside County. The OWD also has a connection to the La Mesa - Sweetwater Extension Pipeline, which delivers, filtered water from the R.M. Levy Water Treatment Plant in the Helix Water District.

- 1. Existing Potable Water System:** The project can be served by the Central Service Area of OWD. This area is supplied water from Connection Nos. 10 and 12 to the SDCWA aqueduct, which fills 624 Zone reservoirs. Water is then distributed within the 624 Zone and pumped to the 711 Zone storage and distribution systems. The Village 8 East SPA Project is within the 624 Zone. The existing potable water facilities located in the vicinity of the project are described as follows:

The 624 Zone has three existing storage reservoirs. The 624-2 Reservoir is located between Otay Lakes Road and East H Street, has a capacity of 8.0 million gallons, and is supplied by Connection No. 10 to the SDCWA aqueduct. The 624-1 and 624-3 Reservoirs are supplied by Connection No. 12, and have a capacity of 12.4 million gallons and 30 million gallons, respectively. The 624-1 Reservoir is located adjacent to the eastern boundary of Otay Ranch Village 5 and is located along EastLake Parkway, just north of Olympic Parkway. There are currently no 624 Zone facilities in the vicinity of the project area (Dexter Wilson Water Study).

2. **Recycled Water:** The Ralph W. Chapman Water Recycling Facility has a rated capacity of 1.3 million gallons per day (mgd) with a maximum production of approximately 1.1 mgd and could be expanded to an ultimate capacity of 2.50 mgd. Typically the summer demands exceed the 1.1 mgd plant capacity. The District has the capability to supplement the recycled water supply with the potable water. The South Bay Water Treatment Plant has an ultimate rated capacity of 15 mgd and OWD obtained capacity rights to 8.0 mgd of recycled water. This additional source of recycled water will allow OWD to meet existing and future recycled water demands. The OWD has master planned a series of pump stations, reservoirs, and transmission lines to integrate this source of water into the existing recycled water system. Currently, there is an 8-inch recycled water main adjacent to the northwest corner of the Village 8 East SPA Plan (Dexter Wilson Water Study).

Storage of the effluent from the Ralph W. Chapman facility is provided by two ponds in the District's Recycled Use Area. The storage ponds have a high water line of approximately 944 feet and 927 feet, respectively, and provide the storage and supply for the 927 Zone distribution system. The 680 Zone distribution system has been supplied by pressure reducing off the 927 Zone system, but ultimately will be supplied by the South Bay Water Reclamation Plant.

According to the Dexter Wilson Water Study, the conveyance facilities to convey water from the South Bay Treatment Plant to the use areas, including the 680 Zone use areas, are currently being implemented. A 12-inch 680 Zone pipeline has been constructed in Hunte Parkway along the southern boundary of Village 11, and an 8-inch 927 Zone pipeline has been constructed in EastLake Parkway to Hunte Parkway.

X.5. Adequacy Analysis

A. Water Conservation Plan

A Water Conservation Plan is required for all major development projects (50 dwelling units or greater, or commercial and industrial projects with 50 EDUs of water demand or greater). This plan is required at the Sectional Planning Area (SPA) Plan level or equivalent for projects which are not processed through a Planned Community Zone. The city has adopted guidelines for the preparation and implementation of the Water Conservation Plan.

The *Otay Ranch Village 8 East Water Conservation Plan, April 2014, Dexter Wilson*, provides an analysis of water usage requirements of the proposed project, as well as a detailed plan of proposed measures for water conservation, use of recycled water, and other means of reducing per capita water consumption from the proposed project, as well as defining a program to monitor compliance. The WCP is presented in conjunction with the SPA Plan document as Chapter 9 and therefore is not included in the PFFP.

B. Otay Ranch Village 8 East SPA Water Demand

Table I.3 provides the projected potable water demand for the project. The total estimated potable water use is approximately 1.04 mgd. Table I.4 provides the projected potable water demand for the alternative development scenario for the project. The alternative development scenario would reduce the potable water demand by approximately 10,435 mgd. The estimated recycled water demand is 0.42 mgd (see Table I.5).

<p align="center">Table I.3 Village 8 East - Projected Water Demands</p>					
Planning Area	Land Use	Quantity	Unit Flow	Total Average Demand, god	EDUs
711 Zone					
R-1	SF	76 units	300 god/unit	22,800	45.6
R-2	SF	34 units	300 god/unit	10,200	20.4
R-14a,b	MF	329 units	255 gpd/unit	83,895	167.8
R-15a,b	MF	452 units	255 gpd/unit	115,260	230.5
R-16	MF	287 units	255 gpd/unit	73,185	146.4
R-17	MF	562 units	255 gpd/unit	143,310	286.6
R-18a-d	MF	547 units	255 gpd/unit	139,485	279.0
MU-1a-d	MF	440 units	255 gpd/unit	112,200	224.4
MU-1a-d	Commercial	8.6 ac ¹	1,607 gpd/ac	13,820	27.6
S-1	School	10.8 ac	1,428 gpd/ac	15,422	30.8
CPF-1	CPF	2.6 ac	714 gpd/ac	1,856	3.7
P-1	Park	7.3 ac	0 gpd/ac ³	2,160 ³	4.3
Subtotal 711 Zone				733,593	1,467
624 Zone					
R-3	SF	80 units	300 gpd/unit	24,000	48
R-4	SF	52 units	500 gpd/unit	26,000	52
R-5	SF	23 units	300 gpd/unit	6,900	13.8
R-6	SF	25 units	300 gpd/unit	7,500	15
R-7a	SF	14 units	300 gpd/unit	4,200	8.4
R-7b	SF	11 units	300 gpd/unit	3,300	6.6
R-8	SF	33 units	300 gpd/unit	9,900	19.8
R-9	SF	159 units	300 gpd/unit	47,700	95.4
R-10	SF	111 units	300 gpd/unit	33,300	66.6
R-11a	SF	74 units	300 gpd/unit	22,200	44.4
R-11b	SF	10 units	500 gpd/unit	5,000	10
R-12a	SF	29 units	500 gpd/unit	14,500	29
R-12b	SF	72 units	500 gpd/unit	36,000	72
R-13	SF	140 units	500 gpd/unit	70,000	140
P-2	Park	51.5 ac	0 gpd/ac ³	4,731 ³	9.5
CPF-2	CPF	0.5 ac	0 gpd/ac ⁴	0	0
CPF-3	CPF	0.5 ac	0 gpd/ac ⁴	0	0
CPF-4	CPF	0.6 ac	0 gpd/ac ⁴	0	0
Subtotal 624 Zone				315,231	630
TOTAL		3,560 units		1,048,824	2,098
¹ Mixed use commercial is based on 90 percent of gross acreage. ² Net acreage was used for industrial sites. ³ To be irrigated with recycled water. Nominal potable water has been estimated (Appendix B) to account for standard fixtures (lavatories, during fountains, etc.). ⁴ Small CPF sites will be used as parks and have no potable water use. ⁵ Open space preserve, freeway lots, future development areas, and AR-11 are not included in the potable water projections because either no potable water facilities are anticipated or no development is currently proposed.					

Source: Dexter Wilson Engineering

Table I.4 Village 8 East Alternative Development Scenario			
Land Use	Quantity	Flow	Total Demand, gpd
Proposed Project			
R-11a (Single Family)	74 units	300 gpd/unit	22,200
R-12a (Single Family)	29 units	500 gpd/unit	14,500
Total Multi-Family	2,617 units	255 gpd/unit	667,335
Subtotal		704,035	
Alternative Development Scenario			
Multi-Family	2,720 units	255 gpd/unit	693,600
Subtotal		693,600	
Difference		(10,435)	

Source: Dexter Wilson Engineering

Table I.5 Otay Ranch Village 8 East Land Use Projected Recycled Water Demands					
Land Use	Quantity	Percentage to be Irrigated	Irrigated Acreage	Recycled Water Irrigation Factor, gpd/ac	Average Recycled Water Demand, gpd
Open Space ¹	11.2	100	11.2	2,155	24,136
Parks	58.8	100	58.8	2,155	126,714
CPF	4.2	10	0.4	2,155	862
School	10.8	20	2.2	2,155	4,740
MF	2,617 units	15	---	45	117,765
Total					274,217
¹ Preliminary Estimate					

Source: Dexter Wilson Engineering

Normally, the potable water distribution system is designed to maintain static pressures between 65 psi and 200 psi. This standard is used to initially divide a project between water service zones. According to Dexter Wilson Engineering, the potable water distribution system has been designed to yield a minimum of 40 psi residual pressure at any location under peak hour demand flows, and a minimum residual pressure of 20 psi during maximum day demand plus fire flow conditions. Potable water mains have been sized to maintain a maximum velocity of 10 feet per second under a maximum day plus fire flow scenario and a maximum velocity of 6 feet per second under peak hour flow conditions.

Landscape systems generally require a minimum of 80 psi at the meter to obtain adequate coverage of the irrigated area. Dexter Wilson Engineering expects that this minimum pressure can be achieved at all locations within the project. The primary criteria for sizing recycled water lines is the ability to meet peak hour recycled water demands while maintaining a maximum pipeline velocity of 8 feet per second.

Table I.6 presents the duty factors used in projecting the total average day potable and recycled water demands for the project. The required fire flows and durations are also listed. The City of Chula Vista utilizes the Uniform Fire Code for determining required fire flows and durations for new development. For single-family residences, a fire flow of 1,500 gpm for duration of two hours is typically required.

<p align="center">Table I.6 Water Duty Factors</p>			
Land Use Designation	Domestic Demand	Required Fire Flow	Required Fire Flow Duration Hours
Single Family-Medium (1-3 DU/AC)	850 gpd/unit	1,500	2
Single Family-High (3-8 DU/AC)	500 gpd/unit	1,500	2
Multi-Family (>8 DU/AC)	300 gpd/unit	2,500	2
Schools	1,785 gpd/ac	3,500	3
Commercial	1,785 gpd/ac	3,000	3
CPF	893 gpd/ac	3,000	3
Industrial	893 gpd/ac	5,000	4
Irrigation (Recycled Water)	2,155 gpd/ac	--	--

Source: Dexter Wilson Engineering

C. Otay Water District Water Supply Assessment and Verification Report

The OWD prepared a Water Supply Assessment and Verification Report (WSA&V Report) at the request of the City of Chula Vista (City) for the University Villages Project, which includes Villages 3 North, a Portion of 4, 8 East, and 10. The WSA&V Report includes, among other information, an identification of existing water supply entitlements, water rights, water service contracts, water supply projects, or agreements relevant to the identified water supply needs for the proposed Project. This WSA&V Report assesses, demonstrates, and documents that sufficient water supplies are planned for and are intended to be available over a 20-year planning horizon, under normal conditions and in single and multiple dry years to meet the projected demand of the proposed University Villages project and the existing and other planned development projects to be served by the OWD. The WSA&V is attached as an appendix to the Project EIR.

X.6. Proposed Facilities:

A. Potable Water:

The southern portion of Village 8 East would be served from the 624 Zone system. This area would be served from the east and west by a 12-inch line in Otay Valley Road. On-site development would be served by constructing 8-inch and 12-inch lines that are looped off the line in Otay Valley Road. See Exhibit 9 for the location of the proposed water lines.

The northern portion of Village Eight East is within the 711 Zone. This area would be served by a proposed 12-inch line in Main Street. On-site development would be served by constructing 8-inch and 12-inch lines that loop from the 12-inch line in Main Street.

Generally, the potable water distribution system is designed to maintain static pressures between 65 pounds per square inch (psi) and 200 psi. This criteria is used to initially divide a project between water service zones. The potable water distribution system has been designed to yield a minimum of 40 psi residual pressure at any location under peak hour demand flows, and a minimum residual pressure of 20 psi during maximum day demand plus fire flow conditions. Potable water mains are sized to maintain a maximum velocity of 10 feet per second under a maximum day demand plus fire flow scenario and a maximum velocity of 6 feet per second under peak hour flow conditions.

Fire flow also was evaluated by Dexter Wilson Engineering. The fire flow requirements for each building within the project area will be a function of building design, including

height and structure type. Since this level of detail is not known at this planning stage, this analysis uses the OWD fire flow requirements in master planning storage, transmission, and distribution facilities throughout the District. As part of the building permit process, the City of Chula Vista Fire Department will evaluate the fire flow requirements.

According to the Dexter Wilson Water Study, the total projected potable water demand for the proposed project is approximately .52 mgd or approximately 580 acre feet per year. Per the WSAV and the Dexter Wilson Water Study, there are sufficient water supplies to meet the project demand.

All facilities within the boundaries of the proposed project would be constructed by the applicant or his/her designee. Final location, sizing, phasing, and hydraulic modeling of the project water system will be presented in the SAMP prepared for the proposed project. The applicant or his/her designee would be eligible for reimbursement for the construction of facilities included in OWD's Capital Improvement Program.

Several water transmission lines traverse the project site that are owned, operated, and maintained by the City of San Diego. These pipelines would not provide water to the project, but the SPA Plan and TM would construct development over the existing pipeline locations. Construction of the proposed development would impede the City of San Diego's ability to access these pipelines. The project proposes to relocate these pipelines into the future public rights of way within Otay Valley Road. Prior to approval of the first Final Map in Village 8 East, the Applicant shall provide evidence satisfactory to the Development Services Director (or their designee) that: 1) The applicant has entered into an agreement with the City of San Diego to relocate the waterlines within Village 8 East to the right-of-way of future Otay Valley Road; and 2) The City of San Diego has abandoned, or is required to abandon, any water main easements not needed as a consequence of the relocation of the City of San Diego waterlines within Village 8 East. Please see Mitigation Measure LU-2 in the Project EIR and Threshold Compliance Measure D of this PFFP for specific details.

B. Recycled Water

The largest potential recycled water use areas in the Village 8 East SPA Plan include open space slopes and parks. Recycled water may also be utilized to irrigate the common areas of schools, multi-family residential, industrial, and commercial sites. The project will be served by extending the 680 Zone and 815 Zone recycled water systems. The primary source of supply for the 680 Zone is the 680-1 Pump Station and the 3.4 MG 680 Zone reservoir. The 815 Zone is formed by pressure reducing off the 927 Zone system and includes an 8" line in Magdalena Avenue stubbed to the Village 8 East property (see Exhibit 9 & 10).

X.7. Financing Water Facilities:

The financing and construction of potable water facilities is provided by two methods:

Capacity Fees:

OWD's Capital Improvement Program (CIP) wherein the District facilitates design and construction of facilities and collects an appropriate share of the cost from developers through collection of capacity fees from water meter purchases. Capital Improvement Projects typically include supply sources, pumping facilities, operational storage, terminal storage, and transmission mains.

The OWD may use bond debt financing from Improvement Districts 22 and 27 to assist in the financing of the District's CIP program. CIP projects are paid for by capacity fees collected on the sale of water meters after building permit issuance.

Exaction:

The developer is required to finance, construct, dedicate water and recycled water facilities that serve only their development to the OWD.

Potable Water Improvement Costs

The total capital cost for potable water facilities will be determined at the time the system is designed and the SAMP is approved. In accordance with District Policy No. 26, the District may provide reimbursement for construction and design costs associated with development of these improvements.

Recycled Water Improvement Costs

The total capital cost for recycled water facilities will be determined at the time the system is designed and the SAMP is approved. The District may provide reimbursement for construction and design costs associated with development of these improvements.

X.8. Threshold Compliance

- A. The OWD WSA&V Report documents that sufficient water supplies are planned for and are intended to be acquired, as well as the actions necessary and status to develop these supplies, to meet projected water demands of the University Villages project, which includes Village 8 East, as well as existing and other reasonably foreseeable planned development projects within the OWD for a 20-year planning horizon, in normal and in single and multiple dry years.
- B. The project will be in compliance with the City Threshold Standards when service availability letters and approval of the SAMP from OWD is provided.
- C. The Village 8 East SPA Plan will develop in several phases although the precise order in which facilities will be constructed are not known at this time. At the time the SAMP is prepared for the project, more detailed information on the project phasing will be presented. At any given stage of development, the developer will be required to verify that the proposed water system will be capable of meeting the fire flow requirements that are in effect. The following discussion presents the major phases consistent with Exhibit 4 and a description of the water facilities required to serve each individual phase of the project.
 - 1. Red Phase: The Red Phase includes Neighborhoods R-1, R-7, R-14, R-15 and S-1. Development in this area includes 891 residential units. This area of the project is in the 711 Zone. The 711 Zone development can be served by connecting to the existing 12-inch line in Main Street and extending 711 Zone lines to the development area.
 - 2. Blue Phase: The Blue Phase is located in the northeast portion of the project and includes Neighborhoods R-16, R-17, R-18, MU-1, P-1, and CPF-1. This area includes development of 1,836 residential units. This area is within the 711 Zone and can be served by extending the system in Main Street and making connections to this line.
 - 3. Yellow Phase: The Yellow Phase is located along the north side of Otay Valley Road and includes Neighborhoods R-3 through R-10, CPF-2, and CPF-3. Development in this area includes 508 residential units. Development in this area is within the 624 Zone and requires looped connections to the 624 Zone from Otay Valley Road. If the 624 Zone has not been developed east and/or west of the project, the 711 Zone system to the north

will need to be expanded and temporary 711/624 Zone pressure reducing station(s) will be required.

4. Purple Phase: The Purple Phase is located along the south side of Otay Valley Road and includes portions of neighborhoods R-11, R-12, and R-13, and CPF-4. This area includes the development of 142 residential units. To provide water service to this area of the project, looped connections to the 624 Zone in Otay Valley Road will be required. A temporary 711/624 Zone pressure reducing station may be required if the 624 Zone lines in Otay Valley Road have not been completed.
 5. Green Phase: The Green Phase is located along the south side of Otay Valley Road and includes portions of neighborhoods R-11, R-12, and R-13. This area includes the development of 183 residential units. This area of the project can be served by connecting to the proposed 624 Zone line in Otay Village Road. This phase will require a temporary 711/624 Zone pressure reducing station if the 624 Zone system has not been developed east or west of the project.
 6. Orange Phase: The Orange Phase is located on the southern end of the project and includes the P-2 Community Park. This park will only require potable water for public restrooms, drinking fountains, etc. and can be served from 624 Zone.
- D. Prior to approval of the first Final Map in Village Eight East, the applicant shall provide evidence satisfactory to the Director of Development Services that the:
1. Applicant has entered into an agreement with the City of San Diego to relocate the City of San Diego waterline within Village Eight East within the right-of-way of future Otay Valley Road, as approved by both the City of San Diego and the City of Chula Vista. The pipeline relocation work contemplated by said agreement shall be secured with the City of Chula Vista listed as a third party beneficiary of the bonds.
 2. The City of San Diego has abandoned, or is required to abandon, any water main easements not needed as a consequence of the relocation of the City of San Diego waterlines within Village Eight East and entered into a Joint Use agreement for the new location of the facility within the City of Chula Vista right of way of future Otay Valley Road.

Prior to the Final Map approving the 1,200th Residential Dwelling Unit (Single-Family and/or Multi-Family Residential) for Village Eight East, the new water line shall be constructed.

- E. The project applicant shall comply with the Project EIR Water Utility mitigation measures:
- UTL-1** Prior to issuance of each Final Map, the permit applicant/developer shall deliver to the City service availability letters from the appropriate water district.
- UTL-2** Prior to approval of the first final map, the applicant shall provide a SAMP to the Otay Water District. Water facilities improvements shall be financed or installed on-site and off-site in accordance with the fees and phasing pursuant to the PFFP and SAMP.
- UTL-3** Prior to approval of the first Final Map, the applicant shall obtain the OWD's approval of the SAMP (s) for both potable and recycled water. Any on-site and off-site facilities identified in the SAMP required to serve a Final Mapped area, including but not limited to water facilities within the SR-125 overcrossing at Otay Valley Road, shall be secured or constructed by the Applicant prior to approval of the Final Map and in accordance with the phasing in the PFFP.

- UTL-4** Prior to design review approval in accordance with the Density Transfer provision in the Village 8 East SPA Plan, the applicant/developer shall provide an update to the Overview of Water Service for Otay Ranch University Villages (Dexter Wilson, 2014) with each proposed project requesting a density transfer. The density transfer technical study shall demonstrate to the satisfaction of the City Engineer that adequate on-site water infrastructure will be available to support the transfer. The transfer of residential density shall be limited by the ability of the on-site water supply infrastructure to accommodate flows.

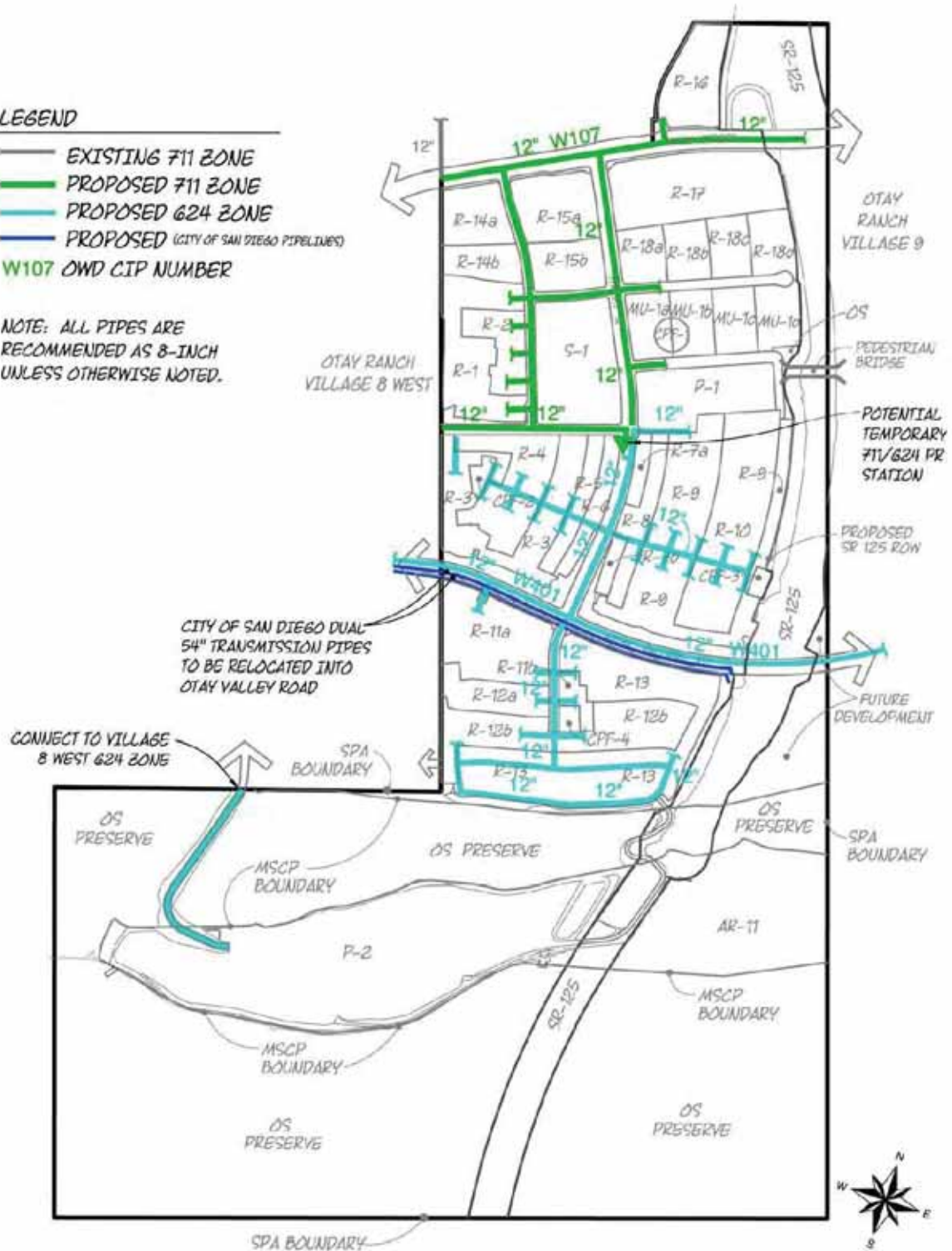
<p style="text-align: center;">Table I.8 Village 8 East Water Facility Phasing Summary</p>					
Phase	Planning Area	Zone	In-Phase Water Improvements	Other Phase Water Improvements	Off-site Water Improvements
Red	R-1, R-2, R-14, R-15, and S-1	711	<ul style="list-style-type: none"> Internal looping 	<ul style="list-style-type: none"> Portion of 12" line in Main Street in Blue Phase 12" line East of S-1, R-15 in Blue Phase 	<ul style="list-style-type: none"> 12" line through Village 8 West to existing 12" line in La Media Road or 12" line East in Main Street to Eastlake Parkway.
Blue	R-16, R-17, R-18, MCL-1, P-1, and CPF-1	711	<ul style="list-style-type: none"> 12" line in Main Street 12" line east of S-1, R-15 Internal looping 	<ul style="list-style-type: none"> Looped line in Red Phase West and South of R-15a 	<ul style="list-style-type: none"> 12" line through Village 8 West to existing 12" line in La Media Road or 12" line East in Main Street to Eastlake Parkway.
Yellow	R-3 thru R-10, CPF-2 and CPF-3	624	<ul style="list-style-type: none"> 12" line in Otay Valley Rd Temporary Pressure Reducing Station Internal looping 	<ul style="list-style-type: none"> Portion of 12" line in Main Street in Blue Phase 12" line from Main Street to PR Station in Blue and Red Phases 	<ul style="list-style-type: none"> 12" line in Otay Valley Road West through Village 8 West or 12" line in Otay Valley Road East through Village 9
Purple	Portions of R-11, R-12, R-13, and CPF-4	624	<ul style="list-style-type: none"> Internal looping 	<ul style="list-style-type: none"> Portion of 12" line in Main Street in Blue Phase 12" line from Main Street to PR Station in Blue and Red Phases 12" line in Yellow Phase from PR Station to OVR Temporary PR Station in Yellow Phase Portion of 12" line in Otay Valley Road in Yellow Phase 	<ul style="list-style-type: none"> 12" line in Otay Valley Road West through Village 8 West or 12" line in Otay Valley Road East through Village 9
Green	Portions of R-11, R-12, and R-13	624	<ul style="list-style-type: none"> Internal looping 	<ul style="list-style-type: none"> Portion of 12" line in Main Street in Blue Phase 12" line from Main Street to PR Station in Blue and Red Phases 12" line in Yellow Phase from PR Station to OVR Temporary PR Station in Yellow Phase Portion of 12" line in Otay Valley Road in Yellow Phase Looped feed through Purple Phase 	<ul style="list-style-type: none"> 12" line in Otay Valley Road West through Village 8 West or 12" line in Otay Valley Road East through Village 9
Orange	P-2	624	<ul style="list-style-type: none"> Potable service to Park site 	-----	<ul style="list-style-type: none"> 624 Zone feed through Village 8 West

Note: If neither Village 8 West or Village 9 have developed to provide a secondary 624 Zone feed to Village 8 East, OWD will allow a second temporary 711/624 Zone PR Station on-site to meet looping and redundancy requirements. This will require a redundant 711 Zone feed to be provided by extending a line in Main Street to the east.

LEGEND

- EXISTING 711 ZONE
- PROPOSED 711 ZONE
- PROPOSED 624 ZONE
- PROPOSED (CITY OF SAN DIEGO PIPELINES)
- W107 OWD CIP NUMBER

NOTE: ALL PIPES ARE
RECOMMENDED AS 8-INCH
UNLESS OTHERWISE NOTED.



Source: Otay Ranch Village 8 East SPA Plan, July 25, 2014

Proposed Potable Water Exhibit 9

EXISTING 815 ZONE
PROPOSED 815 ZONE
PROPOSED 680 ZONE
R2043 OWD CIP NUMBER

[illegible]

Proposed Recycled Water Facilities Exhibit 10

XI. SEWER

XI.1. Threshold Standard

- A. Sewage flows and volumes shall not exceed City Engineering Standards, as set forth in the subdivision manual adopted by city council Resolution No. 11175 on February 12, 1983, as may be amended from time to time.
- B. The City will annually provide the City of San Diego Metropolitan Wastewater Department with a 12-18 month development forecast and request confirmation that the projection is within the City's purchased capacity rights and an evaluation of their ability to accommodate the forecast and continuing growth or the city engineering department staff shall gather the necessary data. The information provided to the GMOC shall include the following:
 - 1. Amount of current capacity now used or committed.
 - 2. Ability of affected facilities to absorb forecast growth.
 - 3. Evaluation of funding and site availability for projected new facilities.
 - 4. Other relevant information.

XI.2. Service Analysis

The City of Chula Vista currently purchases capacity for wastewater treatment through the City of San Diego. Chula Vista oversees the construction, maintenance and the operation of the sewer trunk line system. The City Engineer is responsible for reviewing proposed developments and ensuring that the necessary sewer facilities are provided with each development project.

The Sewer Threshold Standard was developed to maintain healthful, sanitary sewer collection and disposal systems for the City of Chula Vista. Individual projects are required to provide necessary improvements consistent with the City of Chula Vista Wastewater Master Plan dated July 1989 and shall comply with all city engineering standards.

The source of information regarding the existing and recommended sewer facilities is from the *Overview of Sewer Service for Otay Ranch Villages 3 North, A Portion of 4, 8 East, and 10, dated May 2014 by Dexter Wilson Engineering, Inc.* This study is referred to as the Wilson Sewer Study throughout this PFFP.

The project is planned as a mixed density residential community of 2,786 dwelling units. With supporting uses that include an elementary school, parks, commercial, industrial, community purpose areas, and open space. Residential products will include single family detached and multi-family units. A community park that is located within Otay Ranch Village 4 will be developed as part of the Village 8 East project. Village 3 proposes industrial lots. Exhibits 3 and 4 provide the proposed development plan for the project.

XI.3. Project Processing Requirements

The SPA Plan and the PFFP are required by the Growth Management Program to address the following issues for Sewer Services:

- A. Identify phased demands for all sewer trunk lines in conformance with the street

improvements and in coordination with the construction of water facilities.

- B. Identify location of facilities for onsite and offsite improvements, including reclaimed water facilities, in conformance with the Wilson Study.
- C. Provide cost estimates for all facilities and proposed financing responsibilities.
- D. Identify financing methods.

XI.4. Existing Conditions

There are no existing sewer facilities within the Village 8 East project area. The Salt Creek Interceptor is located adjacent to the southern edge of the village area. Exhibit 11 provides the location of the existing sewer facilities in the vicinity of Village 8 East.

The Salt Creek Interceptor was constructed, and completed approximately 7 years ago, to serve regional development in the area of the project. This interceptor starts as a 15-inch line in Hunte Parkway within the Rolling Hills Ranch project. From there, the line increases in size to 36-inch as it traverses Village 8 East. The interceptor follows the Otay River to a point of connection with the City of San Diego Metro Sewer System.

All sewage generated within the City of Chula Vista is currently conveyed to the City of San Diego Metro Sewer System for treatment and disposal. The Metro sewer system treats wastewater from the City of San Diego and 15 other cities and districts, including Chula Vista. Flows are conveyed to the Point Loma Wastewater Treatment plant which has a capacity of 240 mgd and currently treats approximately 180 mgd.

The City of Chula Vista has capacity rights of 20.864 mgd in the Metro sewer system. Current flows in the City average approximately 16.2 mgd. While this excess available capacity is not anticipated to be adequate to serve ultimate buildout needs of the City, the current available capacity represents approximately 17,600 EDUs that can be connected to the system before the capacity is used up. Discussion on how the City will meet their buildout treatment needs is provided in the Dexter Wilson Sewer study and summarized in this PFFP.

XI.5. Adequacy Analysis

Sewer flows generated by the project were estimated by Dexter Wilson Engineering. Their estimates were based on current city planning criteria for the permanent and interim on-site sewer system conditions. These estimated flows are the basis for design of new sewer facilities and the evaluation of existing facilities that will serve the project.

A. Wastewater Treatment:

In accordance with the City of Chula Vista Subdivision Manual, Dexter Wilson Engineering used the City's sewage generation rate to estimate the total annual average wastewater flows produced from the project (see Table J.1).

Table J.1 City of Chula Vista Sewage Generation Factors	
Land Use	Average Flow Factor
Single Family Residential	265 gpd/unit
Multi-Family Residential	199 gpd/unit
Commercial/ Industrial	2,500 gpd/acre
Community Purpose Facilities	2,500 gpd/acre
Elementary Schools	15 gpd/student
Junior & High Schools	20 gpd/student
Parks	500 gpd/acre

On-site and off-site collection, trunk, and interceptor facilities were evaluated in the Dexter Wilson Sewer Study based on this sewage flow. In addition, the City's design criteria were used for the analysis of the existing sewer system as well as for design and sizing of proposed improvements and expansions to the system to accommodate the flows anticipated to be generated by the University Villages Project, which includes Village 8 East.

The City of Chula Vista's Projected Sewage Flow and Treatment Capacity is shown on Table J.2 considers the projected growth between 2012 and 2017.

Table J.2 Chula Vista Projected Sewage Flow and Treatment Capacity					
Million Gallons per Day (MGD)	FY 10/11	FY 11/12	18-month Projection	5-year Projection	"Build-out" Projection*
Average Flow	16.272	15.935	16.853**	17.948**	26.2*
Capacity	20.864	20.864	20.864	20.864	20.864
* Buildout Projection based on 2005 Chula Vista Wastewater Master Plan ** Growth rate per the "Residential Growth Forecast Years 2012 through 2016"					

Source: GMOC 2013 Annual Report

The City of Chula Vista currently has capacity rights of 20.864 mgd of flow in the Metro sewer system. Existing average flows in the City are approximately 16 mgd. The estimated year 2030 flows based on the 2005 General Plan were 23.3 mgd. However, densification in the 2010 General Plan Update, the projected year 2030 average flow for the preferred alternative increased the flow to approximately 26.222 mgd. This alternative requires the City of Chula Vista to acquire capacity rights for an additional approximate 5.358 mgd to accommodate year 2030 flows. *The Salt Creek Interceptor Technical Sewer Study for the South Otay Ranch, prepared by Atkins (formerly PBS&J) in November 2010* as a supporting document to the 2010 General Plan Amendment EIR addresses the City's current projections regarding the need to acquire additional treatment plant capacity in the future. The total future treatment capacity at full buildout, including the proposed project, is approximately 32.548 mgd, leaving approximately 11.684 mgd that needs to be acquired above the City's current capacity rights. The City of Chula Vista may acquire additional capacity rights in the Metro system through negotiations with the City of San Diego, but there are other alternatives that the City of Chula Vista is evaluating including the construction of a new wastewater treatment plant to meet its

future treatment capacity and disposal requirements. Building permits for new development projects will be issued only if the City Engineer has determined that adequate sewer capacity exists.

The Dexter Wilson Sewer Study reviewed the aforementioned 2010 PBS&J study that provided EDU projections based on the 2005 General Plan and based on current land use agreements. Table J.3 summarizes the University Villages data from the PBS&J report, which provides information on the adjacent University Villages as well. Table J.3 provides a comparison of the University Villages Project projections. The projections for the portion of Village 4 were not included in this table since they are not part of the Village 3 projections from the PBS&J Report.

Table J.3 Otay Ranch University Villages (Village 3 North, Village 8 East & Village 10) EDU Summary								
Description	EDUs			Average Flow, mgd			Total	
	Village 3 North	Village 8 East	Village 10	Village 3 North	Village 8 East	Village 10	EDUs	Average Flow, mgd
October 2010 PBS&J Report								
Baseline ¹ (PBS&J)	2138.7	1957.8	1713.2	0.567	0.519	0.454	5809.7	1.540
Cumulative ² (PBS&J)	2094.4	2507.4	2248.8	0.555	0.664	0.596	6850.6	1.815
Net Change (PBS&J)	(44.3)	549.6	535.6	(0.012)	0.145	0.142	1040.9	0.275
Current University Villages								
Baseline ¹	2138.7	1957.8	1713.2	0.567	0.519	0.454	5809.7	1.540
Current Proposed (Table 2-2)	1986 ³	3206	1573	0.526 ³	0.850	0.417	6765 ³	1.793 ³
Net Change	(152.7)	1248.2	(140.2)	(0.041)	0.331	(0.037)	955.3	0.253
Cumulative								
Baseline ¹	2138.7	1957.8	1713.2	0.567	0.519	0.454	5809.7	1.540
University Villages	1986 ³	3206	1573	0.526 ³	0.850	0.417	6765 ³	1.793 ³
Village 2 SPA Amend ⁴	484	0	0	0.128	0	0	484	0.128
Net Change	331.3	1248.2	(140.2)	0.087	0.331	(0.037)	1439.3	0.381
¹ The Baseline Condition in the PBS&J report is defined as from land use projections in the 2005 Sewer Master Plan as updated to reflect the adopted 2005 General Plan. ² The Cumulative Condition in the PBS&J report is defined as the Baseline Condition plus the cumulative impact of any reasonably foreseeable project. ³ Does not include P-2 flows since these areas are in Village 4 and are projected as part of Village 4 in the PBS&J study. ⁴ The March 4, 2014 Sewer System Analysis for the Village 2 SPA Amendment projects an increased flow of 128,315 gpd from the baseline condition								

Source: Dexter Wilson Sewer Study

Table J.3 indicates that the densification as proposed by the University Villages Project, which includes Village 8 East will require the City to obtain an additional 0.275 mgd of treatment capacity. Based on projections in the Dexter Wilson Sewer Study, the proposed University Villages project would decrease the additional capacity required for the project from 0.275 mgd to 0.253 mgd. For the cumulative condition, the table includes the Village 2 SPA Amendment that requires a treatment capacity of 0.381 mgd.

B. Salt Creek Interceptor:

The Salt Creek Interceptor was completed approximately 7 years ago to serve regional development in the area, which includes the Village 3 North and a Portion of Village 4, Village 8 East, and the Village 10 projects. Reimbursement to the City for the construction cost of the Salt Creek Interceptor comes from development that connects to this line. New development must pay a development impact fee. Ordinance 2974 provides the fees to be collected by the City for properties to be served by the Salt Creek Interceptor. Table J.8 summarizes the estimated Salt Creek Sewer impact fees to be paid by the Village 8 East SPA Project.

The Dexter Wilson Sewer Study analyzed the cumulative flows of the Salt Creek Interceptor at the points of connection in comparison to the 2010 PBS&J Study (see Table J.4). Downstream of the connection of Village 3 North/Village 2 the maximum depth to Diameter (d/D ratio), is identified in the current cumulative condition of the 2010 PBS&J Study. The increased flow from these projects represents less than 1.0 percent of the total flows in the analyzed sections of the line.

Table J.4 Salt Creek Interceptor Capacity Analysis Summary				
Village	Location of Connection to Salt Creek Interceptor		Depth to Diameter (d/D Ratio)	
	Per PBS&J Study	Per Current Plan	Per PBS&J Study	Per Current Development Plan
10	Node 272	Node 222	0.62 ²	0.60 ²
8 East	Node 202	Node 202	0.44 ³	0.44 ³
3 North	Node 149	Node 371 ¹	0.36 ⁴	0.36 ⁴
¹ Node 371 is the first node downstream of Node 149. ² From Node 222 to Node 220 ³ From Node 202 to Node 200 ⁴ From Node 371 to Node 145				

Source: Dexter Wilson Sewer Study

C. Village 8 East Sewer Flows:

According to the Dexter Wilson Sewer Study the projected flows from the Village 8 East SPA Plan area are 849,589 gpd as shown in Table J.5. There may be minor variations between Table J.5 and the Site Utilization Plan regarding the total number of EDU's will remain substantially the same. The SPA Plan proposes a maximum of 3,560 Dwelling Units.

Table J.5 Village 8 East Projected Sewer Flows					
Planning Area	Land Use	Quantity	Unit Flow	Total Average Flow, gpd	EDUs¹
Village 8 East					
R-1	SF	76 units	265 gpd/unit	20,140	76
R-2	SF	34 units	265 gpd/unit	9,010	34
R-3	SF	80 units	265 gpd/unit	21,200	80
R-4	SF	52 units	265 gpd/unit	13,780	52
R-5	SF	23 units	265 gpd/unit	6,095	23
R-6	SF	25 units	265 gpd/unit	6,625	25
R-7a	SF	14 units	265 gpd/unit	3,710	14
R-7b	SF	11 units	265 gpd/unit	2,915	11
R-8	SF	33 units	265 gpd/unit	8,745	33
R-9	SF	159 units	265 gpd/unit	42,135	159
R-10	SF	111 units	265 gpd/unit	29,415	111
R-11a	SF	74 units	265 gpd/unit	19,610	74
R-11b	SF	10 units	265 gpd/unit	2,650	10
R-12a	SF	29 units	265 gpd/unit	7,685	29
R-12b	SF	72 units	265 gpd/unit	19,080	72
R-13	SF	140 units	265 gpd/unit	37,100	140
R-14a,b	MF	329 units	198.75 gpd/unit	65,389	246.8
R-15a,b	MF	452 units	198.75 gpd/unit	89,835	339
R-16	MF	287 units	198.75 gpd/unit	57,041	215.2
R-17	MF	562 units	198.75 gpd/unit	111,698	421.5
R-18a-d	MF	547 units	198.75 gpd/unit	108,716	410.3
S-1	School	1,061 students	15 gpd/student	15,915	60.1
P-1	Park	7.3 ac	500 gpd/ac	3,650	13.8
P-2	Park	51.5 ac	500 gpd/ac	25,750	97.2
MU-1a-e	MF	440 units	198.75 gpd/unit	87,450	330
MU-1a-e	Commercial	9.5 ac	2,500 gpd/ac	23,750	89.6
CPF-1	CPF	2.6 ac	2,500 gpd/ac	6,500	24.5
CPF-2	CPF	0.5 ac	2,500 gpd/ac	1,250	4.7
CPF-3	CPF	0.5 ac	2,500 gpd/ac	1,250	4.7
CPF-4	CPF	0.6 ac	2,500 gpd/ac	1,500	5.7
TOTAL		3,560 units		849,589	3,206
¹ Sewer EDUs are based on 265 gpd/EDU (i.e. Total Average Flow divided by 265 gpd equals the number of EDUs). ² Internal and external circulation, open space, open space preserve, private open space, freeway lots, future development areas are not calculated either because no sewer flow is projected or these areas are not proposed for development at this time.					

Source: Dexter Wilson Engineering

D. Village 8 East Alternative Sewer Flows:

Village 8 East includes an alternative development scenario in neighborhoods R-11a and R-12a. Under the alternative development scenario, these neighborhoods would be developed as one multi-family site rather than two single family neighborhoods. However, the overall number of units in Village 8 East would remain 3,560 so no additional new units would be developed under this scenario, rather, units would be

transferred from other multi-family neighborhoods in Village 8 East. No other uses would change, only the total number of SF and MF units. Table J.6 compares the projected sewage flows under both the proposed scenario and alternative development scenario. The alternative development scenario would generate approximately 6,824 gpd less than the proposed project.

Table J.6 Village 8 East Alternative Development Scenario			
Land Use	Quantity	Unit Flow	Total Flow, gpd
Proposed Project			
Single Family	943 units	265 gpd/unit	249,895
Multi-Family	2,617 units	198.75 gpd/unit	520,129
Subtotal			770,024
Alternative Development Scenario			
Single Family	840 units	265 gpd/unit	222,600
Multi-Family	2,720 units	198.75 gpd/unit	540,600
Subtotal			763,200
TOTAL			(6,824)

Source: Dexter Wilson Engineering

XI.6 Recommended Sewerage Facilities

The Dexter Wilson Sewer Study indicates that the Village 8 East SPA Plan project can be served by constructing onsite sewer facilities to convey flow south to a point of connection with the Salt Creek Interceptor. The sewer lines within Village 8 East will be sized to serve the project only as flows from surrounding properties are not proposed to flow through Village 8 East.

The recommended sewer line sizing for Village 8 East is provided on Exhibit 14. The sewer line sizing is preliminary and is based on assumed slopes and should be confirmed during final engineering when actual slopes have been determined.

XI.6.1 Improvements

The recommended onsite sewer lines internal to Villages 8 East will range from 8-inch to 15-inch gravity sewers. The required sizing should be verified once pipe slopes have been better defined during the preparation of the tentative map and/or final engineering of the project.

XI.6.2 Phasing

Red Phase: The Red Phase includes Neighborhoods R-1, R-2, R-14, R-15 and S-1. Development in this area include 891 residential units. This area of the project is will be served by constructing a sewer line along the western project boundary to Otay Valley Road. A sewer line will convey flow east in Otay Valley Road and then south to connection with the Salt Creek Interceptor.

Blue Phase: The Blue Phase is located in the northeast portion of the project and includes Neighborhoods R-16, R-17, R-18, MU-1, P-1, and CPF-1. This area includes development of 1,836 residential units. This area can be served by constructing a sewer line south to Otay Valley Road and then south to the Salt Creek Interceptor.

Yellow Phase: The Yellow Phase is located along the north side of Otay Valley Road and includes Neighborhoods R-3 through R-10, CPF-2, and CPF-3. Development in this area includes 508 residential units. Development in this area can be served by constructing a sewer line south to Otay Valley Road and then south to the Salt Creek Interceptor.

Purple Phase: The Purple Phase is located along the south side of Otay Valley Road and includes portions of neighborhoods R-11, R-12 and R-13, and CPF-4. This area includes the development of 142 residential units. To provide sewer service to this area of the project, a sewer line will need to be constructed south and connected to the Salt Creek Interceptor.

Green Phase: The Green Phase is located along the south side of Otay Valley Road and includes portions of neighborhoods R-11, R-12, and R-13. This area includes the development of 183 residential units. This area of the project can be served by constructing a sewer line south to a connection with the Salt Creek Interceptor.

Orange Phase: The Orange Phase is located on the southern end of the project and includes the P-2 Community Park. This park will only require sewer for public restrooms and can be served by connecting to the sewer line to be constructed by the Village 8 West project.

Exhibit 12 illustrates the proposed sewer facility phasing. Table J.7 provides a summary of proposed sewer system improvements by phase for Village 8 East.

Table J.7 Village 8 East Sewer Facility Phasing Summary			
Phase	Planning Area	In-Phase Sewer Improvements	Other Phase Sewer Improvements
Red	R-1, R-2, R-14, R-15, and S-1	<ul style="list-style-type: none"> • Sewer line south to Otay Valley Road • Sewer line in Otay Valley Road 	<ul style="list-style-type: none"> • Sewer line south to Salt Creek Interceptor through Purple and Green Phases
Blue	R-16, R-17, R-18, MU-1, P-1 and CPF-1	<ul style="list-style-type: none"> • Sewer line south to Yellow Phase 	<ul style="list-style-type: none"> • Sewer line south to Salt Creek Interceptor through Yellow, Green and Purple Phases • Sewer line south of P-1 in Yellow Phase
Yellow	R-3 through R-10, CPF-2, and CPF-3	<ul style="list-style-type: none"> • Sewer line south to Otay Valley Road 	<ul style="list-style-type: none"> • Sewer line south to Salt Creek Interceptor through Green and Purple Phases
Purple	Portions of R-11, R-12, R-13, and CPF-4	<ul style="list-style-type: none"> • Sewer line south to Salt Creek Interceptor 	-----
Green	Portions of R-11, R-12, and R-13	<ul style="list-style-type: none"> • Sewer line south to Purple Phase 	<ul style="list-style-type: none"> • Sewer line south to Salt Creek Interceptor through Purple Phase
Orange	P-2	<ul style="list-style-type: none"> • Connect to Salt Creek Interceptor 	-----

Source: Dexter Wilson Sewer Study

XI.7. Financing Sewerage Facilities

To fund the necessary improvements to the Poggi Canyon and Salt Creek Interceptors, development impact fees have been established by the City of Chula Vista. A discussion of the required fees is provided below.

A. Salt Creek Basin Impact Fees

The November 1994 Salt Creek Basin Study was prepared by Wilson Engineering to establish a fee to fund future improvements to the Salt Creek Interceptor System. This fee is required to be paid by all future developments within the Salt Creek Drainage Basin to fund improvements required to serve ultimate development within the drainage basin. City of Chula Vista Ordinance Number 2617 established the fee to be paid for future development within the Salt Creek Basin that connects into the existing system. Table J.8 summarizes the fees to be paid by each land use type. These fees are typically collected at the time building permits are issued.

Table J.8 City of Chula Vista Wolf Canyon/Salt Creek Basin Impact Fee		
Land Use	EDU Factor	Fee \$
Single Family-Residential	1.0 EDU/unit	\$1,330/unit
Multi-Family Residential	0.75 EDU/unit	\$997.5/unit
Commercial/Industrial	9.43 EDU/acre	\$12,541.9/acre
CPF	9.43 EDU/acre	\$12,541.9/acre
Elementary School	0.06 EDU/student	\$79.8/student
Parks	1.89 EDU/acre	\$2,513.7/acre

The project estimated Salt Creek Basin Fee is \$4,319,152 (see Table J.9). The estimated fee may change depending upon the final number of dwelling units, changes in acreages and/or fee revisions by the City Council.

Table J.9

Village 8 East - Salt Creek Basin Impact Fees

Land Use			Blue		Red		Yellow		Green		Purple		Orange	
			EDU	Fee/Phase	EDU	Fee/Phase	EDU	Fee/Phase	EDU	Fee/Phase	EDU	Fee/Phase	EDU	Fee/Phase
R-1	SFD	\$1,330	0	\$0	76	\$101,080	0	\$0	0	\$0	0			\$101,080
R-2	SFD	\$1,330	0	\$0	34	\$45,220	0	\$0	0	\$0	0			\$45,220
R-3	SFD	\$1,330	0	\$0	0	\$0	80	\$106,400	0	\$0	0			\$106,400
R-4	SFD	\$1,330	0	\$0	0	\$0	52	\$69,160	0	\$0	0			\$69,160
R-5	SFD	\$1,330	0	\$0	0	\$0	23	\$30,590	0	\$0	0			\$30,590
R-6	SFD	\$1,330	0	\$0	0	\$0	25	\$33,250	0	\$0	0			\$33,250
R-7A/B	SFD	\$1,330	0	\$0	0	\$0	25	\$33,250	0	\$0	0			\$33,250
R-8	SFD	\$1,330	0	\$0	0	\$0	33	\$43,890	0	\$0	0			\$43,890
R-9	SFD	\$1,330	0	\$0	0	\$0	159	\$211,470	0	\$0	0			\$211,470
R-10	SFD	\$1,330	0	\$0	0	\$0	111	\$147,630	0	\$0	0			\$147,630
R-11A	SFD	\$1,330	0	\$0	0	\$0	0	\$0	74	\$98,420	0	\$0		\$98,420
R-11B	SFD	\$1,330	0	\$0	0	\$0	0	\$0	0	\$0	10	\$13,300		\$13,300
R-12A	SFD	\$1,330	0	\$0	0	\$0	0	\$0	29	\$38,570	0	\$0		\$38,570
R-12B	SFD	\$1,330	0	\$0	0	\$0	0	\$0	32	\$42,560	40	\$53,200		\$95,760
R-13	SFD	\$1,330	0	\$0	0	\$0	0	\$0	38	\$50,540	102	\$135,660		\$186,200
R-14	MF	\$997.5	0	\$0	246.8	\$246,183	0	\$0		\$0				\$246,183
R-15	MF	\$997.5	0	\$0	339	\$338,153	0	\$0		\$0				\$338,153
R-16	MF	\$997.5	215.2	\$214,662	0	\$0	0	\$0		\$0				\$214,662
R-17	MF	\$997.5	421.5	\$420,446	0	\$0	0	\$0	635	\$633,413				\$1,053,859
R-18	MF	\$997.5	410.3	\$409,274	0	\$0	0	\$0	153	\$152,618				\$561,892
MU-1	MF	\$997.5	440	\$438,900	0	\$0	0	\$0		\$0				\$438,900
Subtotal			1487	\$1,483,283	695.8	\$730,636	508	\$675,640	961	\$1,016,120		\$202,160		\$4,107,838
		\$/ac.												
CPF-1	CPF	\$12,541.9	2.6	\$32,609	0	\$0	0	\$0	0.0	\$0	0			\$32,609
CPF-2	CPF	\$12,541.9	0	\$0	0	\$0	0.5	\$6,271	0	\$0	0			\$6,271
CPF-3	CPF	\$12,541.9	0	\$0	0	\$0	0.5	\$6,271	0	\$0	0			\$6,271
CPF-4	CPF	\$12,541.9	0	\$0	0	\$0	0	\$0	0	\$0	0.6	\$7,525		\$7,525
P-1	NP	\$2,513.7	7.3	\$18,350	0	\$0	0	\$0	0	\$0	0			\$18,350
P-2	C.P.	\$2,513.7	0		0		0		0	\$0	0		51.5	\$80,438
Subtotal				\$50,959		\$0		\$12,542		\$0		\$7,525		\$80,438
		\$/student							student					\$151,464
S-1	Elem.	\$79.8		\$0		\$0		\$0	750	\$59,850				\$59,850
Total				\$1,534,241		\$730,636		\$688,182		\$1,075,970		\$209,685	\$80,438	\$4,319,152

XI.8.**Threshold Compliance**

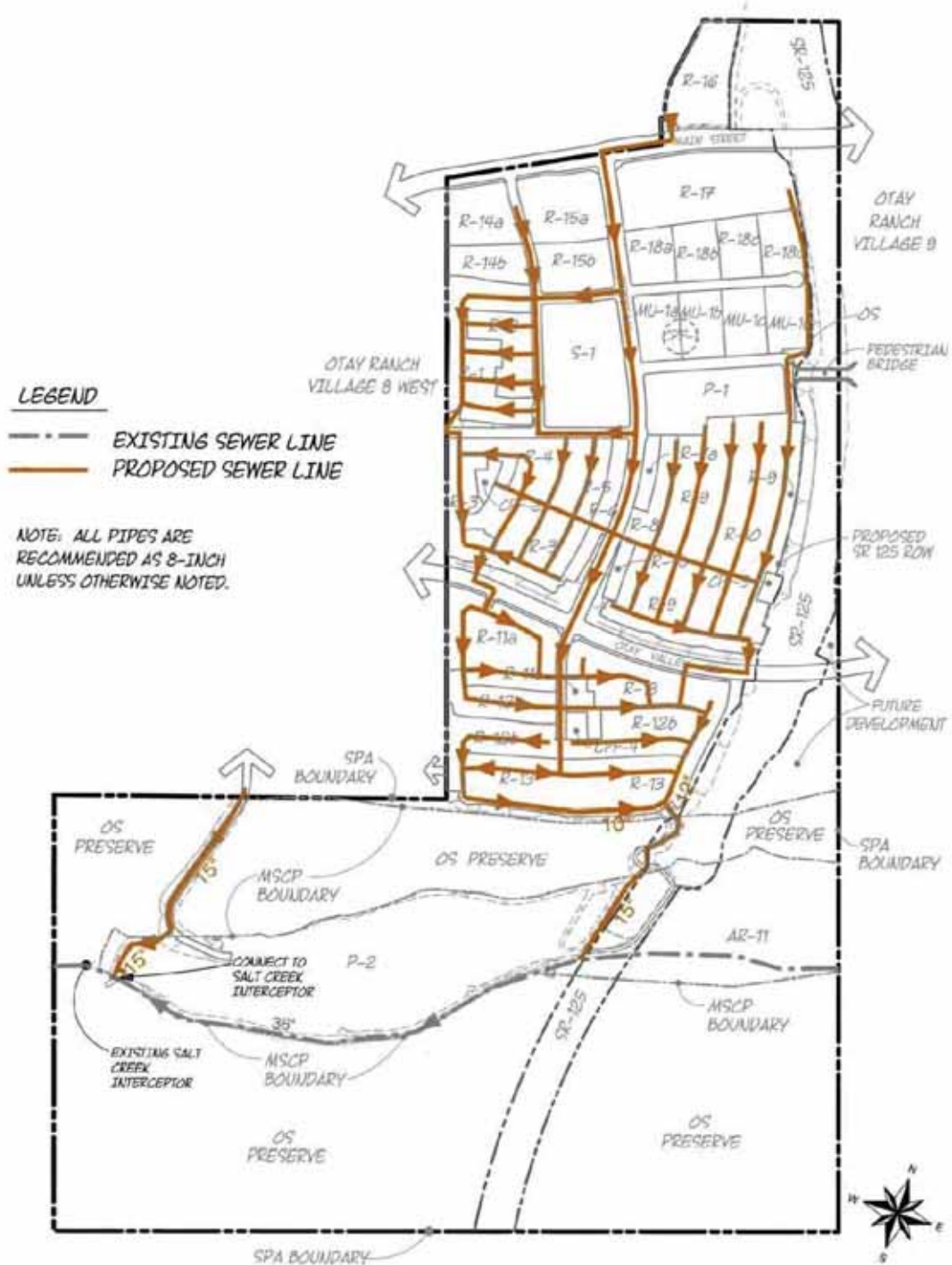
- A. The City of Chula Vista would need to acquire capacity rights for an additional 5.4 mgd to accommodate year 2030 flows. The Salt Creek Interceptor Technical Sewer Study for South Otay Ranch addresses the City's current projections regarding the need to acquire additional treatment capacity. The City may acquire rights for this additional capacity in the Metro system through negotiations with the City of San Diego. In addition, the City of Chula Vista is evaluating construction of a new wastewater treatment plant and other alternatives to meet its future treatment capacity and disposal requirements. The cumulative projects will be timed to proceed with the City's acquisition of additional treatment capacity. Building permits will be issued only if the City Engineer has determined that adequate sewer capacity exists.

Furthermore, all developments are required to prepare a PFFP that articulates needed facilities and funding mechanisms. The proposed project includes a PFFP and requires new and expanded sewer facilities to serve the proposed development. Implementation of existing policies and expanded sewer facilities would therefore avoid significant cumulative impacts associated with inadequate treatment capacity. Mitigation measures are also provided to ensure that adequate wastewater facilities are provided concurrently

- B. Facilities to accommodate sewer flows have been identified in the Dexter Wilson Sewer Study. The construction of new sewer lines must be phased in before the construction of streets.
- C. All gravity sewers will be designed to convey peak wet weather flow. For pipes with diameter of 12 inches and smaller, the sewers will be designed to convey this flow when flowing half full. For pipes of diameter larger than 12 inches, the sewers will be designed to convey peak wet weather flow when flowing at three-fourths of the pipe depth. All new sewers will be designed to maintain a minimum velocity of two feet per second (fps) at design capacity to prevent the deposition of solids.
- D. The applicant for the project shall:
1. Underwrite the cost of all studies and reports required to support the addition of sewer flows to existing lines.
 2. Assume the capital cost of all sewer lines and connections identified herein.
 3. Pay all current sewer fees required of the City of Chula Vista.
 4. Comply with Section 3-303 of the City of Chula Vista Subdivision Manual.
 5. Construct off-site connections as required by the City Engineer.
- F. The project applicant shall comply with the Project EIR Sewer Utility mitigation measures. A full discussion of these mitigation measures can be found in the Project EIR. The following UTL designations correspond to the Project EIR numbered Utility measures:
- UTL-5** The applicant or designee shall finance or install all on-site and off-site sewer facilities required to serve development in the proposed project in accordance with the fees and phasing in the approved Public Facilities Finance Plan to the satisfaction of the City Engineer.
- UTL-6** Prior to issuance of each building permit, the applicant or designee shall pay the Salt Creek Development Impact Fee at the rate in effect at the time of building permit issuance and corresponding to the sewer basin that the building will

permanently sewer to, unless stated otherwise in a development agreement that has been approved by the City Council.

- UTL-7** Prior to design review approval in accordance with the Intensity Transfer provision in the Village 8 East SPA Plan, the applicant or designee shall provide an update to Dexter Wilson Sewer Study with each proposed project requesting an intensity transfer. The technical study shall demonstrate to the satisfaction of the City Engineer that adequate on-site wastewater infrastructure will be available to support the transfer. The transfer of residential density shall be limited by the ability of the on-site sewerage facilities to accommodate flows.



Source: Otay Ranch Village 8 East SPA Plan, July 25, 2014

Proposed Onsite Sewer Facilities Exhibit 11



Source: Dexter Wilson Sewer Study

Proposed Sewer Facility Phasing Exhibit 12

XII. DRAINAGE

XII.1. Threshold Standard

1. Storm water flows and volumes shall not exceed City Engineering Standards set forth in the Subdivision Manual adopted by City Council Resolution No. 11175 on February 23, 1983, as may be amended from time to time.
2. The GMOC shall annually review the performance of the city's storm drain system to determine its ability to meet the goals and objectives.

XII.2. Service Analysis

The City of Chula Vista Public Works Department is responsible for ensuring that safe and efficient storm water drainage systems are provided concurrent with development in order to protect the residents and property within the city. City staff is required to review individual projects to ensure that improvements are provided which are consistent with the drainage master plan(s) and that the project complies with all City engineering drainage standards. *The City of Chula Vista Subdivision Manual; Engineering Department and Land Development; section 3, March 2012*, provides design criteria to comply with city design standards.

The Village 8 East SPA Plan project is under the jurisdiction of the San Diego Regional Water Quality Control Board (SDRWQCB) and is also subject to the National Pollutant Discharge Elimination System (NPDES) requirements both during and after construction. NPDES requirements stem from the Federal Clean Water Act and are enforced either by the State Water Resources Control Board (SWRCB) or the SDRWQCB. The Project is also subject to the current Hydromodification Management Plan (HMP) standards.

The Village 8 East SPA Plan Pre-Development and Post-Development Conditions are identified in the *Tentative Map Drainage Study for Otay Ranch Village 8 East, dated March 7, 2014, by Hunsaker & Associates*. This report is referred to as the Hunsaker Drainage Study in this PFFP. The purpose of the Hunsaker Drainage Study is to prepare hydrologic models to quantify existing and developed condition peak flows to the Otay River.

The treatment of the runoff from the Village 8 East SPA project is addressed in the *Master Water Quality Technical Report for Otay Ranch Village 8 East Tentative Map, dated March 7, 2014, by Hunsaker & Associates*. The Master Water Quality Technical Report (WQTR) will be referred to as the Hunsaker WQTR. The proposed design will utilize on-site Low Impact Development (LID), Best Management Practices (BMPs) and Bioretention Integrated Management Practices (IMP's) Treatment Controls to treat the 85th percentile flow from the development.

The *Development Storm Water Manual (DSWM), 2011, City of Chula Vista* applies to all projects requiring any permit approvals on or after March 24, 2010. The DSWM provides guidance for new development, redevelopment and public projects to achieve compliance with the City of Chula Vista's Standard Urban Storm Water Mitigation Plan (SUSMP). On January 24, 2007, the SDRWQCB adopted Order No. R9-2007-0001, renewing the Municipal Storm Water Permit. This order supersedes Order No. 2001-01 and includes several changes to requirements for post-construction stormwater management and would result in SUSMPs

being modified and changes to standards for post-construction stormwater management practices. Specific changes that would directly affect the design of the proposed project include:

- **Low Impact Development (LID) BMP Requirements.** Project applicants with Priority Development Projects (projects subject to SUSMP requirements) are required to implement LID BMPs that collectively minimize directly connected impervious areas and promote infiltration. The LID BMP requirements are described in Section D.1.d. (4) of Order No. R9-2007-0001.
- **Hydromodification.** Limitations on Increases of Runoff Discharge Rates and Durations: Under Section D.1.g of Order No. R9-2007-0001, the Co-permittees would be required to prepare a Hydromodification Management Plan (HMP) and incorporate its requirements into their SUSMPs. Hydromodification refers to changes in a watershed's runoff characteristics resulting from development, together with associated morphological changes to channels receiving the runoff, such as changes in sediment transport characteristics and the hydraulic geometry (width, depth, and slope) of channels. These changes result in stream bank erosion and sedimentation, leading to habitat degradation due to loss of overhead cover and loss of in stream habitat structures.

XII.3. Project Processing Requirements

The SPA Plan and the PFFP are required to address the following issues for drainage issues:

- A. Identify phased demands.
- B. Identify locations of facilities for onsite and offsite improvements.
- C. Provide cost estimates.
- D. Identify financing methods.

XII.4. Existing Conditions

The entire Village 8 East site drains south towards the Otay River in its existing condition. The existing topography is characterized by farmland, rolling hills, vegetation consisting mainly of brush and incised canyons that partition the site into several defined watersheds, as listed in Table K.1.

Approximately 51.5 acres along the eastern project boundary drains east towards SR-125. This area is designated as the Northeast Watershed in Table K.1. Runoff along the upper portion of the eastern boundary is conveyed via trapezoidal channel and storm drain. A storm drain directs this runoff to the east side of SR-125. The southern portion is channeled south along the eastern project boundary en route to the Otay River.

The northern half of Main Street currently extends approximately 1,130 feet east of the Magdalena Avenue and Main Street intersection. This built street portion allows access to Olympian High School located on its north side. Approximately 6.13 acres of undeveloped land within the northeast portion of the site currently drains towards the existing storm drain located at the current eastern terminus of Main Street. A headwall and storm drain direct the runoff west along Main Street within the existing storm drain which would tie in to the Village 8 West storm drain. The future Village 8 West storm drain will outlet into the Otay River downstream.

The remaining areas within the Village 8 East boundary currently drain via the incised canyons located throughout the site. These canyons flow south and empty directly into the Otay River. The Otay River flows from east to west accumulating runoff from each tributary canyon along the way. The Otay River empties into the San Diego Bay approximately 8.5 miles downstream.

Table K.1 below summarizes the 100-year pre-development peak flows to each of the delineated watersheds. The Hunsaker Drainage Study assumed a runoff coefficient of 0.35 and 0.50 for the existing tributary area per the City of Chula Vista Subdivision Manual. These coefficients correspond to farmland and vegetated rolling slopes.

Table K.1 Village 8 East Summary of Pre-Developed Flows to the Otay River		
Discharge Location	Drainage Area (acres)	100-Year Peak Flow (cfs)
North Watershed	9.9	19.6
Northwest Watershed	10.2	21.4
West Watershed	14.3	26.5
Northeast Watershed	51.5	73.9
Southwest Watershed	214.5	406.5
South Watershed	26.4	50.5
East-Central Watershed	178.6	203.9
East Watershed	20.0	44.5
Southeast Watershed	13.3	25.5
Total	538.6	872.2

Source: Hunsaker and Associates 2014.

XII.5. Proposed Facilities

A. Storm Drainage

The Otay Ranch Village 8 East SPA Plan project consists of single-family and multifamily residential dwelling units, a neighborhood park, community purpose facilities, a school site, open space areas and paved roads. A community park and recreation site will be located between the Preserve and the Otay River. The proposed developed areas of the Village 8 East project will almost entirely consist of residential development for single and multi-family dwelling residences. The Hunsaker Drainage Study analysis includes the school site, community purpose facilities, and parks. A water quality basin is proposed at the southeast corner of the site adjacent to the Otay River to treat the Village 8 East stormwater runoff in compliance of City of Chula Vista Standard Urban Stormwater Mitigation Plan (SUSMP) requirements for water quality. More detailed discussion is provided in the Hunsaker WQTR.

The storm drain system within the Village 8 East development was designed by Hunsaker to include inlets, catch basins, RCP pipe, cleanouts, and headwalls. During the final engineering design phase, this system will be designed to convey the peak 50-year flows through the site and outlet into the Otay River. The entire developed site with its neighborhoods and streets generally slopes towards the southern project boundary.

Table K.2 summarizes the 100-year developed condition peak flows to each of the Village 8 East site's discharge locations (see Developed Hydrology Map, Hunsaker Drainage Study for specific locations).

Table K.2 Village 8 East Summary of Developed Flows to the Otay River		
Discharge Location	Drainage Area (acres)	100-Year Peak Flow (cfs)
North Watershed	13.4	45.3
Northeast Watershed	13.0	37.5
Southwest Watershed	246.2	440.4
East Watershed	262.9	674.2
Southeast Watershed	3.1	7.3
Total	538.6	1,204.7

Source: Hunsaker and Associates 2014.

Table K.3 summarizes the effects of site development at the receiving Otay River. Development of Village 8 East would result in the net increase of runoff discharged to the adjacent Otay River by approximately 332 cfs.

Table K.3 Village 8 East Summary of Pre vs. Post- Developed Condition Flows to the Otay River		
Discharge Location	Drainage Area (acres)	100-Year Peak Flow (cfs)
Pre-Developed	538.6	872.2
Post-Developed	538.6	1,204.7
Difference	0.0	+332.5

Source: Hunsaker and Associates 2014.

Landform grading has been incorporated by Hunsaker to mimic existing conditions wherever possible. It is intended for the stormwater from the manufactured slopes to follow the existing drainage patterns. A comparison between pre and post condition watersheds indicates a post development acreage reduction for six watersheds; Northwest Basin, West Basin, Northeast Basin, South Basin, East-Central Basin, and Southeast Basin.

The Hunsaker Drainage Study references a Hydromodification Management Plan (HMP) prepared per the County of San Diego and dated October 2010. This plan exempts the Otay River from hydromodification criteria. The two storm drain outlets proposed for Village 8 East would outlet directly into the Otay River and will be exempt from hydromodification criteria. The areas from which their runoff is generated are, therefore, exempt from hydromodification requirements. The two outlets along the eastern project boundary, Northeast Watershed and Southeast Watershed, would need to address hydromodification requirements since they do not directly discharge into the Otay River. These two watersheds almost entirely consist of pervious areas in both pre and post conditions and would be reduced in size once developed. An HMP exemption, granted through a co-permittee, such as the City of Chula Vista, can be applied to areas that would not experience increases in both imperviousness and in unmitigated peak flows.

The details of the HMP exemptions can be found in the Hunsaker WQTR and the Project EIR.

The Hunsaker Drainage Study concluded that the development of the project results in the net increase of runoff discharged to the adjacent Otay River by approximately 332 cfs.

Hunsaker's review of the *Otay River Watershed Management Plan, May 2006* by *Aspen Environmental Group* revealed that the existing Otay River downstream of the Savage Dam at the Lower Otay Reservoir is starved for sediment and peak flows and that theoretically, an increase in peak flow would tend to counteract the degradation trends by replacing water impounded by the reservoir and helping the River maintain its original platform. Further, the time of concentration for the peak flows at the proposed 'Village 8 East' eastern outlet to the Otay River is approximately 13 minutes. The time of concentration for the peak flows at the proposed western outlet is approximately 21.0 minutes and includes the future 'Village 2 West' development. There would be substantial lag time between the time the peak flows from the proposed development outlet to the Otay River and time the peak flows along the Otay River reach the proposed eastern outlet location since the tributary area to the Otay River is over 100 square miles. Based on the HEC-HMS study prepared for the 100-Year, 24-hour storm event, the time to peak for the flows along the Otay River (@ the downstream Village 8 East outlet), is approximately 21 hrs. This results in a lag time of over 20 hours. Due to this lag time, there is no net increase of flows to the Otay River from the development of Village 8 East when compared to existing conditions. Therefore, no detention basins are proposed for this project other than a bioretention basin, which will be used solely as a water quality device.

The Hunsaker engineering analysis determined that a combination of the proposed construction and permanent LID BMPs that have been incorporated in the design of Village 8 East will ensure water quality treatment is maximized throughout the development. However, even with implementation of the Hunsaker listed BMPs the development of Village 8 East would still have the potential to violate water quality standards or waste discharge requirements. Therefore, mitigation measures have been included in the project to prevent significant impacts.

The following is a summary of the Hunsaker Drainage Study conclusions:

- Drainage facilities within the Village 8 East SPA will be designed in accordance with the requirements of the Chula Vista Subdivision Manual, the San Diego County Hydrology Manual and the requirements of the SDRWQCB.
- Peak discharge flows from the project will occur approximately 9.5 minutes after the storm event begins. The peak discharge flow from the Otay River Basin, at the Village 8 East Outlet, will occur more than 20 hours after the storm event begins. Due to this difference in time, the projects direct, indirect and cumulative impact within the Otay River are not significant.
- Due to the detaining effects of the Savage Dam and Lower Otay Reservoir, detention and Hydromodification basins are not proposed for this project.

- Development of the project site will not further degrade potential beneficial uses of downstream water bodies as designated by the Regional Water Quality Control Board, including water bodies listed on the Clean Water Section 303d list.
- Onsite and offsite drainage easements shall be provided to the satisfaction of the Director of Public Works.

B. Storm Water Quality

Urban runoff discharged from municipal storm water conveyance systems has been identified by local, regional, and national research programs as one of the principal causes of water quality problems in most urban areas. The Municipal Storm Water Pollutant Discharge Elimination System (NPDES) Permit (Municipal Permit), originally issued on February 21, 2001 to the City of Chula Vista, the County of San Diego, the Port of San Diego, and 17 other cities in the region by the SDRWQCB, requires re-issuance every 5 years. The City of Chula Vista and the other aforementioned County jurisdictions must update their development and implementation of storm water regulations every 5 years to address the storm water pollution issues in private and public development planning and construction projects.

The City requires that sufficient information and analysis on how the project will meet the water quality requirements shall be provided as part of the Tentative Map and/or Site Plan review process. In this manner, the type, location, cost, and maintenance characteristics of the selected BMPs will be given consideration during the project planning and design. Therefore, the City requires that prior to approval of any Tentative Map and/or Site Plan for the project, whichever occurs first, the applicant shall obtain the approval of the City Engineer of a Water Quality Technical Report containing specific information and analysis on how the project will meet the requirements of the City of Chula Vista Storm Water and Discharge Control Ordinance and the NPDES Municipal Permit (including the Final Model SUSMP for the San Diego Region).

Runoff from the Village 8 East SPA project site generally drains to the southern portion of the development. Hunsaker designed the storm drain system and layout to address peak flows as well as to integrate water quality features needed to comply with the City of Chula Vista Standard Urban Stormwater Mitigation Plan (SUSMP) requirements for water quality.

The Hunsaker WQTR proposes Low Impact Design (LID) based BMP's to treat the 85th percentile runoff from the Village 8 East SPA project prior to discharge to the downstream storm drain. The report lists the proposed LID BMPs and the sizing of Bioretention Impact Management Practices (IMP) areas.

Runoff generated by any interim mass graded pad will drain to a desilting basin to be sized and located for each respective pad. For mass graded pads, the only potential pollutant of concern generated by these pads is sediment. Desilting basins will target this sole pollutant prior to discharging flows to the receiving storm drain system. Applicable erosion control measures for permanent stabilization will comply with California Stormwater Quality Association (CASQA) Handbook measures and as indicated by each area's Storm Water Pollution Prevention Plan. Future development of each mass graded pad will be the responsibility of the future builder.

85th percentile flows generated by the paved streets, sidewalks and other impervious areas for the development of Village 8 East will receive treatment via bioretention based IMPs, filtering out sediments, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances and oil/hydrocarbons.

The Village 8 East site includes of a portion of the university, the various neighborhood areas, school site, community purpose facilities, parks, and streets will be treated by the proposed bioretention basins. The downstream end of the storm drain systems which collects runoff from these areas will have a cleanout with a weir set at a height which will divert the ‘water quality’ flows towards a respective basin and allow peak flows to continue to be routed to the Otay River. The bioretention basins will be designed as dictated by the County SUSMP.

After review and analysis of various treatment options, Hunsaker selected the Bioretention IMPs and LID Site Design BMPs that were deemed to be the most effective and feasible BMP treatment for the Otay Ranch Village 8 East SPA project.

The Hunsaker WQTR summarizes the following City of Chula Vista’s standard water quality mitigation measures to be implemented for the Village 8 East SPA project.

- **Storm Water Pollution Prevention Plan:** Prior to issuance of each grading permit for Otay Ranch Village 8 East or any land development permit, including clearing and grading, the project applicant shall submit a notice of intent and obtain coverage under the NPDES permit for construction activity from the SWRCB.
- **Supplemental Water Quality Report:** Prior to issuance of each grading permit, the applicant shall submit a supplemental report to the Hunsaker WQTR that identifies which on-site storm water management measures from the Master Water Quality Technical Report have been incorporated into the project to the satisfaction of the City Engineer.
- **Post-Construction/Permanent BMPs:** Prior to issuance of each grading permit, the City Engineer shall verify that parcel owners have incorporated and will implement post-construction BMPs in accordance with current regulations.
- **Limitation of Grading:** The project applicant shall comply with the Chula Vista Development Storm Water Manual limitation of grading requirements.
- **Hydromodification Criteria:** The project applicant shall comply, to the satisfaction of the City Engineer, with city Hydromodification Criteria or the hydrograph modification management plan, as applicable.

The combination of proposed construction and permanent BMP’s will reduce, to the maximum extent practicable, the expected project pollutants and will not adversely impact the beneficial uses of the receiving waters. If new technology that increases treatment capacity at the time of construction is developed, it will also be utilized.

XII.6. Financing Drainage Facilities

A. Onsite Facilities

City policy requires that all master planned developments provide for the conveyance of storm waters throughout the project to City engineering standards. The project will be required to construct all onsite facilities that have not yet been identified through the processing of a subdivision.

In newly developing areas east of I-805, it is the City's policy that development projects assume the burden of funding all maintenance activities associated with drainage facilities. As such, the City will enter into an agreement with the project applicant whereby maintenance of drainage facilities will be assured by one of the following funding methods:

1. A property owner's association that would raise funds through fees paid by each property owner; or
2. A Community Facilities District (CFD) established over the entire project to raise funds through the creation of a special tax for drainage maintenance purposes.

B. Offsite Facilities

Off-site drainage facilities that are necessary to support the proposed project are either constructed or are in the process of being designed and processed with the City of Chula Vista by other projects. There are no off-site drainage facilities required of the project. However, if other projects do not complete an off-site drainage facility that is necessary for this project the applicant may be required to complete the facility.

XII.7. Threshold Compliance

- A. Prior to approval of the Tentative Map and/or Site Plan by the Design Review Committee, whichever occurs first, applicant shall demonstrate compliance with the City of Chula Vista Storm Water and Discharge Control Ordinance and the NPDES Municipal Permit (including the Final Model SUSMP for the San Diego Region). The Applicant shall obtain the approval of the City Engineer of a WQTR.
- B. The project shall comply with the recommended mitigation measures provided in the Hunsaker Drainage Study and the Hunsaker WQTR and the Environmental Impact Report for the Otay Ranch University Villages Project.
- C. The project shall be responsible for the conveyance of storm water flows in accordance with City Engineering Standards. The City Engineering Division will review all plans to ensure compliance with such standards.
- D. The project shall incorporate urban runoff planning in the Tentative Map.
- E. The project shall be required to comply with all current regulations related to water quality for the construction and post construction phases of the project. Both the future land development construction drawings and associated reports shall be required to include details, notes and discussions relative to the required or recommended BMPs.

- F. The project applicant will assure the maintenance of drainage facilities-by a property owner's association that would raise funds through fees paid by each property owner and/or participation in a CFD established over the entire project to raise funds through the creation of a special tax for drainage maintenance purposes.
- G. Additional drainage analysis may be required at the tentative map phase of the project to demonstrate the adequacy of the proposed on-site storm drain system(s) and the existing storm drain connections.
- H. Future drainage reports shall be prepared by the Applicant, as required by the City of Chula Vista, for the final engineering phase(s) of the project.
- I. The project applicant shall comply with the Project EIR Water Quality & Hydrology mitigation measures. A full discussion of these mitigation measures can be found in the Project EIR. The HYD designations correspond to the Project EIR numbered Hydrology measures:

HYD-1: *Erosion Control.* The developer shall monitor any erosion at the project's outfalls at the Otay River and, prior to the last building permit for the project, obtain approval for and complete any reconstructive work necessary to eliminate any existing erosion and prevent future erosion from occurring, all to the satisfaction of the Development Services Director.

HYD-2: *Storm Water Pollution Prevention Plan.* Prior to issuance of each grading permit for each village or any land development permit, including clearing and grading, the project applicant shall submit a notice of intent and obtain coverage under the NPDES permit for construction activity from the SWRCB. Adherence to all conditions of the General Permit for Construction Activity is required. The applicant shall be required under the SWRCB General Construction Permit to develop a SWPPP and monitoring plan that shall be submitted to the City Engineer and the Director of Public Works. The SWPPP shall be incorporated into the grading and drainage plans and shall specify both construction and post-construction structural and non-structural BMPs on site to reduce the amount of sediments and pollutants in construction and post-construction surface runoff before it is discharged into off-site storm water facilities. Section 7 of the City's Storm Water Manual outlines construction site BMP requirements. The SWPPP shall also address operation and maintenance of post-construction pollution prevention measures, including short-term and long-term funding sources and the party or parties that will be responsible for said measures. The grading plans shall note the condition requiring a SWPPP and monitoring plans.

HYD-3: *Supplemental Water Quality Report.* Prior to issuance of each grading permit, the applicant shall submit supplemental reports to the Otay Ranch Village 8 East Tentative Map Water Quality Technical Report, prepared by Hunsaker and Associates San Diego, Inc. (2014) that identifies which onsite storm water management measures from the Water Quality Technical Report have been incorporated into the project to the satisfaction of the City Engineer. If a storm water management option is chosen by the parcel owner that is not shown in the water quality technical report, a project-specific water quality technical report shall be prepared for the parcel, referencing the Otay Ranch Village 8 East Tentative Map Water Quality Technical Report for information relevant to regional design concepts (e.g., downstream conditions of concern) to the satisfaction of the City Engineer.

HYD-4: *Post-Construction/Permanent BMPs.* Prior to issuance of each grading permit, the City Engineer shall verify that parcel owners have incorporated and will implement post-construction BMPs in accordance with current regulations. In particular, applicants are required to comply with the requirements of Section 2c of the City of Chula Vista's Standard Urban Storm Water Management Plan (SUSMP), the Chula Vista Development Storm Water Manual, and the Otay Ranch Village 8 East Tentative Map Water Quality Technical Report, respectively, or any supplements thereto to the satisfaction of the City Engineer. Specifically, the applicant shall implement low impact development BMPs in the preparation of all site plans and, the applicant shall incorporate structural on-site design features into the project design to address site design and treatment control BMPs as well as requirements of the hydromodification management plan. The applicant shall monitor and mitigate any erosion in downstream locations that may occur as a result of on-site development.

HYD-5: *Limitation of Grading.* The project applicant shall comply with the Chula Vista Development Storm Water Manual limitation of grading requirements, which limit disturbed soil area to 100 acres, unless expansion of a disturbed area is specifically approved by the Director of Public Works. With any phasing resulting from this limitation, if required, the project applicant shall provide, to the satisfaction of the City Engineer, erosion and sediment control BMPs in areas that may not be completed, before grading of additional area begins.

HYD-6: *Hydromodification Criteria.* The project applicant shall comply, to the satisfaction of the City Engineer, with city Hydromodification Criteria or the hydrograph modification management plan, as applicable, addressed regionally at the SPA Plan level concurrent with grading and improvement plans.

HYD-7: *Scour Analysis.* Concurrent with all grading plan submittals, the applicant shall prepare a scour analysis for all structures within the 100-year flood hazard area. Additionally, all said structures shall be monitored until the last building permit for the project has been issued.

XIII. AIR QUALITY

XIII.1 Threshold Standard

The GMOC shall be provided with an Annual Report which

- A. Provides an overview and evaluation of local development projects approved during the prior year to determine to what extent they implemented measures designed to foster air quality improvement pursuant to relevant regional and local air quality improvement strategies.
- B. Identifies whether the city's development regulations, policies, and procedures relate to, and/or are consistent with current, applicable federal, state, and regional air quality regulations and programs.
- C. Identifies non-development related activities being undertaken by the city toward compliance with relevant federal, state, and local regulations regarding air quality, and whether the city has achieved compliance.

The city shall provide a copy of said report to the Air Pollution Control District (APCD) for review and comment. In addition, the APCD shall report on overall regional and local air quality conditions. Further, the report will include the status of regional air quality improvement implementation efforts under the Regional Air Quality Strategy and related federal and state programs and the effect of those efforts/programs on the city of Chula Vista and local planning and development activities.

XIII.2 Service Analysis

The City of Chula Vista has a Growth Management Element (GME) in its General Plan. One of the stated objectives of the GME is to be proactive in its planning to meet federal and state air quality standards. This objective is incorporated into the GME's action program.

To implement the GME, the City Council has adopted the Growth Management Program that requires Air Quality Improvement Plans (AQIP) for major development projects (50 residential units or commercial/industrial projects with equivalent air quality impacts). Title 19 (Sec. 19.09.0508) of the Chula Vista Municipal Code requires that a SPA submittal contain an AQIP. The AQIP shall include an assessment of how the project has been designed to reduce emissions as well as identify mitigation measures in accordance with the adopted AQIP Guidelines.

The Chula Vista City Council adopted the 2008 state Energy Code (Title 24) with an amendment requiring an increased energy efficiency standard. This amendment went into effect on February 26, 2010, as Section 15.26.030 of the Municipal Code. As required by this amendment, all building permits applied for and submitted on or after this date are subject to these increased energy efficiency standards. The increase in energy efficiency is a percentage above the new 2008 Energy Code and is dependent on climate zone and type of development proposed.

- New residential and nonresidential projects that fall within climate zone 7 must be at least 15% more energy efficient than the 2008 Energy Code.

- New low-rise residential projects (three-stories or less) that fall within climate zone 10 must be at least 20% more energy efficient than the 2008 Energy Code.

In Addition, per Section 15.12 of the City's Municipal Code, all new residential construction, remodels, additions, and alterations must provide a schedule of plumbing fixture fittings that will reduce the overall use of potable water by 20%.

The City of Chula Vista has developed a number of strategies and plans aimed at improving air quality. The City is a part of the Cities for Climate Protection Program, which is headed by the International Council of Local Environmental Initiatives (ICLEI). In November 2002, Chula Vista adopted the CO₂ Reduction Plan to lower the community's major greenhouse gas emissions, strengthen the local economy, and improve the global environment. The CO₂ Reduction Plan focuses on reducing fossil fuel consumption and decreasing reliance on power generated by fossil fuels, which would have a corollary effect in the reduction of air pollutant emissions into the atmosphere.

XIII.3. Adequacy Analysis

The Air Quality and Global Climate Change Technical Report for the Otay Ranch University Villages Project, dated May 2014, by *Dudek*, (Dudek AQIP) evaluated the potential for adverse impacts to the ambient air quality due to construction and operational emissions resulting from the Project. The Dudek AQIP indicates that construction would result in a temporary addition of pollutants to the local air shed caused by soil disturbance, fugitive dust emissions, and combustion pollutants from on-site construction equipment, as well as from off-site trucks hauling construction materials.

Dudek estimated emissions from the project construction phase through the use of emission factors from the URBEMIS 2007, Version 9.2.4, land use and air emissions model (Jones & Stokes 2007). Construction is anticipated to begin with Village 3 North and continue over a 15-16 year period. Project construction would end with buildout of Village 8 East, which is anticipated to occur in August 2029. A detailed description of construction sub phases (mass grading, fine grading, trenching, paving, building construction, and architectural coatings), as well as other assumptions made for the purposes of modeling, is included in the Dudek AQIP (Appendix A). Further, the Dudek AQIP provides a detailed analysis of construction emission impacts.

The Village 8 East SPA Plan project is subject to SDAPCD Rule 55 – Fugitive Dust Control. This requires that the project take steps to restrict visible emissions of fugitive dust beyond the property line. Compliance with Rule 55 would limit any fugitive dust (PM₁₀ and PM_{2.5}) that may be generated during grading and construction activities. The Dudek AQIP determined that the active construction sites should be watered at least two times daily, resulting in an approximately 55% reduction of particulate matter.

The project is also subject to SDAPCD Rule 67. Architectural Coatings which requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.

Because the project phasing overlaps with other villages, construction emissions for Village 3 North and portion of Village 4, Village 8 East and Village 10, can only be approximately

estimated with a corresponding uncertainty in precise ambient air quality impacts. Fugitive dust (PM10 and PM2.5) emissions would primarily result from grading and site preparation activities. NOx and CO emissions would primarily result from the use of construction equipment and motor vehicles.

The Dudek AQIP concludes that construction emissions would not exceed the City's significance thresholds for CO and SOx. However, the VOC, NOx, PM10, and PM2.5 emissions associated with project construction would exceed the City of Chula Vista's emission threshold. Mitigation measures are provided that would reduce construction-related emissions. These measures are included in the PFFP for Threshold Compliance.

Table L.1, Estimated Daily Maximum Operational Emissions, presents the maximum daily emissions associated with the operation of the proposed project after all phases of construction have been completed. The values shown are the maximum summer and winter daily emissions results from the Dudek AQIP.

Table L.1 Estimated Daily Maximum Operational Emissions – 2030 (pounds/day) Village 3 North/Portion of 4, Village 8 East, and Village 10						
Proposed Project Emissions	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Summer						
Motor Vehicles	248.06	242.40	2,753.76	8.32	1,349.61	261.83
Area Sources	396.82	87.52	168.02	0.01	0.52	0.52
Total	644.88	329.92	2,921.78	8.33	1,350.13	262.35
<i>City of Chula Vista Threshold</i>	55	55	550	150	150	55
Threshold Exceeded?	Yes	Yes	Yes	No	Yes	Yes
Winter						
Motor Vehicles	266.89	291.97	2,576.56	6.92	1,349.61	261.83
Area Sources	377.07	131.50	56.44	0.29	3.84	3.80
Total	643.96	423.47	2,633	7.21	1,353.45	265.63
<i>City of Chula Vista Threshold</i>	55	55	550	150	150	55
Threshold Exceeded?	Yes	Yes	Yes	No	Yes	Yes
Source: URBEMIS 2007 Version 9.2.4. See Dudek AQIP Appendix A for complete results. Note: Construction emissions shown include emissions from construction of all Villages analyzed under the proposed project, including Village 3 and a Portion of Village 4, Village 8 East, and Village 10. “Summer” emissions are representative of the conditions that may occur during the ozone season (May 1 to October 31) and “Winter” emissions are representative of the conditions that may occur during the balance of the year (November 1 to April 30)						

Source: Dudek AQIP

As shown above, daily operational emissions would not exceed the City's significance thresholds for SOx. However, the VOC, NOx, CO, SOx, PM10, and PM2.5 emissions associated with operation of the project would exceed the City of Chula Vista's significance thresholds. Project design features would help to reduce operational emissions; however, significant reductions in VOC, NOx, CO, PM10, and PM2.5 emissions would be required to reduce emissions of these pollutants to less than significant, and mitigation measures are not available to achieve these reductions. Therefore, even with incorporation of these design features, criteria pollutant emissions are anticipated to be above the thresholds for VOC, NOx, CO, SOx, PM10, and PM2.5. This impact is therefore considered significant and unavoidable.

The Village 8 East AQIP also evaluated the potential effect on global climate change, and emissions of greenhouse gases were estimated based on the use of construction equipment and

vehicle trips associated with construction activities, as well as operational emissions once construction phases are complete. The estimated GHG emissions associated with vehicular traffic, area sources, electrical generation, water supply, and solid waste generation are shown below in Table L.2. Because the project phasing overlaps with other villages, Table L.2 includes emissions for Village 3 North and portion of Village 4, Village 8 East and Village 10. The estimated emissions of CO₂E would be 203,688 metric tons per year without the GHG reduction measures ("business as usual"), and 144,520 metric tons per year with the GHG reduction measures. As indicated in L.2, the GHG reduction measures would reduce GHG emissions by approximately 29%.

The City of Chula Vista has developed a number of strategies and plans aimed at improving air quality while also addressing global climate change. In November 2002, Chula Vista adopted the Carbon Dioxide Reduction Plan. Implementation of GHG reduction measures by the proposed project would reduce GHG emissions by 29%. The proposed project would therefore exceed the target of 20% below business as usual that has been established for the purposes of assessing operational GHG emissions of projects in the City of Chula Vista, and this reduction would be consistent with the goals of AB 32. Furthermore, the project would be consistent with Section 15.26.030 of the City's Municipal Code by employing energy efficient measures beyond that required by the Energy Code, resulting in a 15% reduction in emissions generated by energy use.

Table L.2 Estimated Operational GHG Emissions (metric tons/year Villages 3 North/Portion of 4, 8 East, and 10			
Source	CO₂E Emissions	CO₂E Emissions w/ GHG Reduction Measures	Percent Reduction
Motor Vehicles	138,188	93,968	32%
Area Sources			
Natural Gas Combustion	18,213	12,749	30%
Hearth Combustion	26	26	0%
Landscaping	39	39	0%
Electrical Generation	22,031	15,422	30%
Water Supply	9,844	6,970	29%
Solid Waste	14,043	14,043	0%
Amortized Annual Construction Emissions	1,304	1,304	0%
Total	203,688	144,520	29.0%
Source: See Dudek AQIP Appendix B for complete results. Note: Construction emissions shown include emissions from construction of all Villages analyzed under the proposed project, including Village 3 and a Portion of Village 4, Village 8 East, and Village 10			

Source: Dudek AQIP

XIII.4. Threshold Compliance

The project applicant shall comply with the Project EIR Air Quality mitigation measures. A full discussion of these mitigation measures can be found in the Project EIR. The AQ designations correspond to the Project EIR numbered Air Quality measures:

- A. AQ-1:** Prior to approval of any grading permits, the project applicant or its designee shall place the following requirements on all grading plans, and shall be implemented during grading of each phase of the project to minimize NO_x emissions:

- Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall turn their engines off when not in use to reduce vehicle emissions;
- All construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. A copy of each unit's BACT documentation shall be provided at the time of mobilization of each applicable unit of equipment;
- All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications;
- All diesel-fueled on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible. To achieve this standard, new vehicles shall be used, or older vehicles shall use post-combustion controls that reduce pollutant emissions to the greatest extent feasible;
- The effectiveness of the latest diesel emission controls is highly dependent on the sulfur content of the fuel. Therefore, diesel fuel used by on- and off-road construction equipment shall be low sulfur (less than 15 ppm) or other alternative, low-polluting diesel fuel formulation.
- The use of electrical construction equipment shall be employed where feasible;
- The use of catalytic reduction for gasoline-powered equipment shall be employed where feasible;
- The use of injection timing retard for diesel-powered equipment shall be employed where feasible.

B. AQ-2: Prior to approval of any grading permits, and during project construction, the project applicant or its designee shall require implementation of the City's Standard Construction Best Management Practices (BMPs), including:

- Water the grading areas at least twice daily to minimize fugitive dust;
- Stabilize grading areas as quickly as possible to minimize fugitive dust;
- Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry;
- Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads;
- Remove any visible track-out into traveled public streets within 30 minutes of occurrence;
- Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred;
- Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads;
- Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling;
- Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 miles per hour (mph);
- Cover/water on-site stockpiles of excavated material; and
- Enforce a 20 mph speed limit on unpaved surfaces.
- Pave permanent roads as quickly as possible to minimize dust;
- During construction, site grading activities within 500 feet of a school in operation shall be discontinued or all exposed surfaces shall be discontinued or all exposed surfaces shall be watered to minimize dust transport off site to the maximum degree feasible, when the wind velocity is greater than 15mph in the direction of the school;

- During blasting, utilize control measures to minimize fugitive dust. Control measures may include, but are not limited to, blast enclosures, vacuum blasters, drapes, water curtains or wet blasting.
- C. **AQ-3** Prior to approval of the building permit for any uses that are regulated for TACs by the SDAPCD, the project applicant shall demonstrate to the satisfaction of the Development Services Director (or their designee) that the use complies with established criteria (such as those established by SDAPCD Rule 1200 and CARB). Also, gas stations shall not be located within 50 feet of a sensitive receptor, in accordance with CARB's siting recommendations.

XIV. CIVIC CENTER:

XIV.1 City Threshold Standards:

There are no adopted Threshold Standards for the Civic Center. Funds for the most recent renovation of the Civic Center are tied to the collection of the PFDIF fees in effect at the time building permits are issued.

XIV.2. Existing Conditions:

The Chula Vista Civic Center Complex, the construction of the new Public Services Building and the gutting and remodeling of the old Police Station for additional offices was completed in 2008. This complex was designed to accommodate the projected growth of the City of Chula Vista.

XIV.3. Adequacy Analysis:

The need for the Civic Center cannot be easily related to population figures or acres of commercial and industrial land which will be developed in the future. The 2008 expansion of the Civic Center Complex included space planning, design, and construction to keep pace with demand for future work space. The Civic Center Complex includes a state of the art Council Chambers, a conversion of the old Police Station to additional office space and re-building of the Public Services Building.

XIV.4. Financing Civic Center Facilities:

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 7, 2006 by adoption of Ordinance 3050. The PFDIF amount is subject to change as it is amended from time to time. The Civic Center PFDIF Fee for Single-Family Development is \$2,756/unit. The Civic Center PFDIF Fee for Multi-Family Development is \$2,610/unit. Only residential development impact fees apply to the project. The PFDIF amount is subject to change as it is amended from time to time. At the current fee rate, the project Civic Center Fee obligation at buildout is approximately \$9,512,802 (see Table M.1).

Table M.1 Village 8 East SPA Public Facilities Fees For Civic Center									
Phase	Dwelling Units		Com'l Acres	Ind. Acres	Civic Center Fee				
	SF	MF			Single Family \$2,756/DU	Multi-Family \$2,610/DU	Com'l \$8,792/Ac.	Ind. \$2,779/Ac	Total Fee
Blue	0	1836	9.5	0	\$0	\$4,791,960	\$83,524	\$0	\$4,875,484
Red	110	781	0	0	\$303,160	\$2,038,410	\$0	\$0	\$2,341,570
Yellow	508	0	0	0	\$1,400,048	\$0	\$0	\$0	\$1,400,048
Green	173	0	0	0	\$476,788	\$0	\$0	\$0	\$476,788
Purple	152	0	0	0	\$418,912	\$0	\$0	\$0	\$418,912
Orange	0	0	0	0	\$0	\$0	\$0	\$0	\$0
Subtotal	943	2617	0	0	\$2,598,908	\$6,830,370	\$83,524	\$0	\$9,512,802
Total	3560		9.5	0	\$2,598,908	\$6,830,370	\$83,524	\$0	\$9,512,802

Table M.1 is only an estimate. Actual fees at the time building permits are requested may be different. PDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

They are to be paid prior to the issuance of building permits at the rate in effect at the time payment is made.

XV. CORPORATION YARD

XV.1. Threshold Standards:

There are no adopted Threshold Standards for the Corporation Yard.

XV.2. Existing Conditions:

The 2.5 acre John Lippitt Public Works Center located at 1800 Maxwell Road was previously an SDG&E equipment and repair facility. The city renovated and added new improvements for the maintenance and repair of city owned equipment. The administration building was renovated and updated to provide offices for City of Chula Vista Public Works Department. Also, the facilities consist of shop buildings and the maintenance building, including parking for employees, city vehicles and equipment. In addition, there is a Bus Wash/Fuel Island/CNG and associated equipment on-site.

XV.3. Adequacy Analysis:

The need for a Corporate Yard cannot be easily related to population figures or acres of commercial and industrial land which will be developed in the future. The growth in population, increase in street miles and the expansion of developed areas in Chula Vista, requires more equipment for maintenance as well as more space for storage and the administration of increased numbers of employees. The need for a larger Corporation Yard has been specifically related to new development.

XV.4. Financing Corporate Yard Facilities:

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 7, 2006 by adoption of Ordinance 3050. The PFDIF amount is subject to change as it is amended from time to time. The Corporate Yard PFDIF Fee for Single-Family Development is \$450/unit and for Multi-Family Development it is \$360/unit. At the current fee rate, the Village 8 East SPA Corporate Yard Fee obligation at build-out is \$1,439,003 (see Table N.1).

Table N.1 Village 8 East SPA Public Facilities Fees For Corporate Yard¹⁷									
Phase	Dwelling Units		Com'l Acres	Ind. Acres	Civic Center Fee				
	SF	MF			Single Family \$450/DU	Multi-Family \$360/DU	Com'l \$7,635/Ac.	Ind. \$3,596/Ac	Total Fee
Blue	0	1836	9.5	0	\$0	\$660,960	\$72,533	\$0	\$733,493
Red	110	781	0	0	\$49,500	\$281,160	\$0	\$0	\$330,660
Yellow	508	0	0	0	\$228,600	\$0	\$0	\$0	\$228,600
Green	173	0	0	0	\$77,850	\$0	\$0	\$0	\$77,850
Purple	152	0	0	0	\$68,400	\$0	\$0	\$0	\$68,400
Orange	0	0	0	0	\$0	\$0	\$0	\$0	\$0
Subtotal	943	2617	0	0	\$424,350	\$942,120	\$0	\$0	\$1,439,003
Total	3560		9.5	0	\$424,350	\$942,120	\$72,533	\$0	\$1,439,003

Table N.1 is only an estimate. Actual fees may be different. PDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities. Actual fees may be different.

They are to be paid prior to the issuance of building permits at the rate in effect at the time payment is made.

¹⁷ The PDIF Fee is subject to change as it is amended from time to time. Changes in the number of dwelling units, Industrial Acreage or Commercial Acreage may affect the estimated fee.

XVI. OTHER PUBLIC FACILITIES

XVI.1. Threshold Standard:

There are no adopted Threshold Standard for other facilities, which are part of the Public Facilities Development Impact Fee Program. The information regarding these capital items is being provided in this section of the PFFP to aid the city in calculating the required PFDIF.

XVI.2. Existing Conditions:

The City collects funds from building permit issuance in the Eastern Territories for deposit to the accounts associated with Administration costs only and not the other aforementioned public facilities. Funds are not currently collected for Records Management, Telecommunications, Computer Systems and GIS.

XVI.3. Financing Other Public Facilities:

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 7, 2006 by adoption of Ordinance 3050. The PFDIF amount is subject to change as it is amended from time to time. The Administration PFDIF Fee for Single-Family Development is \$601/unit and Multi-Family Development is \$568/unit. At the current fee rate, the Village 8 East SPA Other Public Facilities Fee obligation at build-out is approximately \$2,071,411 (see Table O.1). The projected fee illustrated in Table O.1 is an estimate only.

Table O.1 Village 8 East SPA - Public Facilities Fees For Other Public Facilities¹⁸									
Phase	Dwelling Units		Com'l Acres	Industrial Acres	Other Public Facilities Fees				
	SF	MF			Single Family \$601/DU	Multi-Family \$568/DU	Com'l \$1,917/Ac.	Ind. \$606/Ac	Total Fee
Blue	0	1836	9.5	0	\$0	\$1,042,848	\$18,212	\$0	\$1,061,060
Red	110	781	0	0	\$66,110	\$443,608	\$0	\$0	\$509,718
Yellow	508	0	0	0	\$305,308	\$0	\$0	\$0	\$305,308
Green	173	0	0	0	\$103,973	\$0	\$0	\$0	\$103,973
Purple	152	0	0	0	\$91,352	\$0	\$0	\$0	\$91,352
Orange	0	0	0	0	\$0	\$0	\$0	\$0	\$0
Subtotal	943	2617	0	0	\$566,743	\$1,486,456	\$0	\$0	\$2,071,411
Total	3560		9.5	0	\$566,743	\$1,486,456	\$18,212	\$0	\$2,071,411

Table O.1 is an estimate only since PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities. Actual fees may be different.

PFDIF Fees are to be paid prior to the issuance of building permits at the rate in effect at the time payment is made.

¹⁸ The PDIF Fee is subject to change as it is amended from time to time. Changes in the number of dwelling units, Industrial Acreage or Commercial Acreage may affect the estimated fee.

XVII. FISCAL ANALYSIS

XVII.1. Threshold Standard

- A. The GMOC shall be provided with an annual fiscal impact report, which provides an evaluation of the impacts of growth on the City, both in terms of operations and capital improvements. This report should evaluate actual growth over the previous 12-month period, as well as projected growth over the next 12-18 month period, and 3-5 year period.
- B. The GMOC shall be provided with an annual “development impact fee” which provides an analysis of development impact fees collected and expended over the previous 12-month period.

XVII.2 Project Processing Requirements

There is no existing Master Plan for fiscal issues. The SPA Plan and the PFFP are required by the Growth Management Program to prepare a phased fiscal/economic report dealing with revenue vs expenditures including maintenance and operations.

XVII.3 Project Description

The Village 8 East SPA Plan proposes land use changes in the Otay Ranch GDP and will impact surrounding villages. The City of Chula Vista retained HR&A Advisors (HR&A), , to estimate the fiscal impacts of the proposed amendment. The SPA Plan proposes approximately 3,560 residential units on approximately 575 acres. The proposed SPA Plan consists of both single-family and multi-family homes, mixed-use retail, a school, community purpose facilities, parks, open space, and a natural preserve.

The project includes an alternative development scenario also known as a specific Flex Area within University Village 8 East SPA Plan. If approved, the developer will have the flexibility to build either single-family or multi-family units in a designated “Flex Area” within two neighborhoods without requiring a subsequent SPA Plan Amendment. For purposes of this study, we have evaluated the requested full build out of the Flex Area as an alternative development scenario (Village 8 Alternative Scenario). The variation between the alternative development scenario and the base scenario are detailed in attached FIA. The fiscal impact analysis evaluates the net fiscal impact of the Village 8 SPA Plan.

XVII.4 Fiscal Analysis of Project

This section of the PFFP is based upon the *Draft Fiscal Impact Analysis of Village 8 SPA Plan, by HR&A Advisors, dated June 18, 2014*. This FIA is referred to as the HR&A FIA throughout this document. The HR&A FIA evaluates the net fiscal impacts to the City of Chula Vista by the development of the Village 8 East SPA Plan. Net fiscal impacts represent total fiscal revenues to the City of Chula Vista less fiscal costs.

The City of Chula Vista’s SPA Fiscal Impact Framework was used by HR&A to estimate the net fiscal impacts. As prescribed in the SPA Fiscal Impact Framework, HR&A used historical City of Chula Vista revenue and expenditure factors from the SPA Fiscal Impact Framework to estimate fiscal revenues and expenditures expected to grow proportionally with new development. Special analysis models are used to estimate revenues, such as property tax revenues, motor vehicle license fee (MVLf) in lieu revenues, and sales taxes that may not grow proportionately with new development.

The detailed methodology of the SPA Fiscal Impact Framework is described in the memorandum “*SPA Fiscal Analysis –Fiscal Model Methodology Including the Development of Fiscal Factors in the Analysis of SPA Proposals*”, dated February 2008.

XVII.5. Fiscal Impacts

The HR&A FIA projects all the fiscal revenues and fiscal expenditures to the City of Chula Vista as outlined in the City of Chula Vista’s SPA Fiscal Impact Framework. The fiscal revenues are compared to the fiscal expenditures associated with the Village 8 East SPA Plan to estimate the net fiscal impact of the project. These are summarized in Table P.1. The figures in this table have been adjusted to reflect 2014 dollars. The HR&A FIA is attached as Appendix A and presents the detailed analysis of the project in narrative and tabular form.

This fiscal impact analysis projects all fiscal revenues and fiscal expenditures to the City of Chula Vista as outlined in the City of Chula Vista’s SPA Fiscal Impact Framework. Annual fiscal revenues are compared to annual fiscal expenditures associated with the Village 8 East SPA Plan land use plan to estimate the net fiscal impact.

The Base Scenario, as presented in Table P.1, is expected to generate a positive annual net fiscal impact of \$123,000 in 2030 (Year 17). However, this scenario is projected to generate net annual fiscal costs for 10 out of 15 years of absorption, totaling to -\$1.6 million.

Net fiscal costs grow from, -\$110,000, in 2016 (Year 3) to a peak of -\$228,000 in 2021 (Year 8) as the majority of residential units are absorbed. Net fiscal costs decrease after 2022 (Year 9) with gradual property tax revenue increases. Residential, parks, CPF, and other acres are fully absorbed in 2024 (Year 11). Annual net impacts become positive for the first time in 2025 (Year 12) and remain positive after 2026, as property tax revenues gradually increase relative to the stabilized costs of the fully absorbed residential and other acres. Based on the SPA Fiscal Framework’s property growth factors, annual fiscal revenues grow from \$23,000 in 2027 (Year 14) to \$123,000 in 2030 (Year 17).

In 2030 (Year 17), the Base Scenario is expected to generate annual fiscal revenues of approximately \$4.2 million. Property taxes are the greatest source of revenues, followed by MVLFF In Lieu revenues. The Base Scenario is projected to generate \$4.1 million in annual fiscal costs to the City of Chula Vista. Chula Vista's police and fire services, account for 64 percent of the costs in 2030 (Year 17).

The Alternative Scenario, as presented in Table P.2, is expected to generate a positive annual net fiscal impact of \$70,000 in 2030 (Year 17). The Alternative Scenario has similar annual impacts relative to the Base Scenario, but net fiscal costs are projected for 12 out of 15 years of absorption, totaling -\$1.7 million. With an absorption schedule similar to the Base Scenario, the Alternative Scenario follows a similar net fiscal impact pattern. However, there are a greater number of multi-family residential units in the Alternative scenario relative to the Base scenario, which contribute to greater net fiscal costs relative to single family units. With these multi-family units absorbed in later phases, the Alternative Scenario results in a greater number of years with net annual fiscal costs relative to the Base Scenario.

Table P.1
Village 8 East - Net Fiscal Impact Summary (Base Scenario)

	2014 Year 1	2015 Year 2	2016 Year 3	2017 Year 4	2018 Year 5	2019 Year 6	2020 Year 7	2021 Year 8	2022 Year 9	2023 Year 10	2024 Year 11	2025 Year 12	2026 Year 13	2027 Year 14	2028 Year 15	2029 Year 16	2030 Year 17
2014 Dollar Inflation Factor	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069
Total Expenditures	\$0	\$0	\$250,787	\$751,255	\$1,251,723	\$1,789,494	\$2,298,440	\$2,807,386	\$3,316,333	\$3,825,279	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888
Total Revenues	\$0	\$0	\$141,041	\$563,103	\$1,085,910	\$1,574,277	\$2,073,023	\$2,579,378	\$3,094,923	\$3,622,574	\$4,014,480	\$4,097,127	\$4,070,747	\$4,097,785	\$4,128,104	\$4,161,513	\$4,197,838
Net Fiscal Impacts (2014 Dollars)	\$0	\$0	(\$109,746)	(\$188,152)	(\$165,812)	(\$215,216)	(\$225,417)	(\$228,008)	(\$221,409)	(\$202,705)	(\$60,408)	\$22,238	(\$4,141)	\$22,896	\$53,216	\$86,625	\$122,950

Source: HR&A

Table P.2
Village 8 East - Net Fiscal Impact Summary (Alternative Scenario)

	2014 Year 1	2015 Year 2	2016 Year 3	2017 Year 4	2018 Year 5	2019 Year 6	2020 Year 7	2021 Year 8	2022 Year 9	2023 Year 10	2024 Year 11	2025 Year 12	2026 Year 13	2027 Year 14	2028 Year 15	2029 Year 16	2030 Year 17
2014 Dollar Inflation Factor	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069
Total Expenditures	\$0	\$0	\$251,172	\$752,407	\$1,253,641	\$1,792,180	\$2,301,894	\$2,811,607	\$3,321,320	\$3,778,099	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026
Total Revenues	\$0	\$0	\$142,257	\$566,697	\$1,091,836	\$1,582,120	\$2,081,952	\$2,590,752	\$3,108,584	\$3,593,225	\$3,942,669	\$4,047,279	\$4,017,981	\$4,044,632	\$4,074,498	\$4,107,391	\$4,143,144
Net Fiscal Impacts (2014 Dollars)	\$0	\$0	(\$108,915)	(\$185,710)	(\$161,805)	(\$210,060)	(\$219,942)	(\$220,855)	(\$212,737)	(\$184,874)	(\$131,358)	(\$26,747)	(\$56,045)	(\$29,395)	\$472	\$33,365	\$69,117

Source: HR&A

XVIII. PUBLIC FACILITY FINANCE

XVIII.1. Overview

All development within the City of Chula Vista must be in compliance with the City's Growth Management Program. Appropriate public facility financing mechanisms are required and approved by the City to fund the acquisition, construction and maintenance of public facilities. New facilities will be required to support the planned development of the project.

Public facilities are generally provided or financed in one or more of the following ways:

- A. Subdivision Exaction: Developer constructed and financed as a condition of project approval.
- B. Development Impact Fee: Funded through the collection of an impact fee. Constructed by the public agency or developer constructed with a reimbursement or credit against specific fees.
- C. Debt Financing: Funded using one of several debt finance mechanisms. Constructed by the public agency or developer.

It is anticipated that all three methods will be utilized for the Otay Ranch Village 8 East SPA project to construct and finance public facilities.

XVIII.2. Subdivision Exactions

Neighborhood level public improvements will be developed simultaneously with related residential and non-residential subdivisions. Through the Subdivision Map Act, it is the responsibility of the developer to provide for all local street, utility and recreation improvements. The use of subdivision conditions and exactions, where appropriate, will insure that the construction of neighborhood facilities is timed with actual development.

The imposition of subdivision conditions and exactions does not preclude the use of other public facilities financing mechanisms to finance the public improvement, when appropriate.

XVIII.3. Development Impact Fee Programs

Development Impact Fees are imposed by the City of Chula Vista and the Otay Municipal Water District, consistent with State law, to contribute to the financing of capital facilities improvements. Public infrastructure is constructed by the public agency or Developer with a reimbursement or credit against specific fees. The Village 8 East SPA Project is subject to fees established to help defray costs of facilities that will benefit the project. These fees include but may not be limited to:

- A. Transportation Development Impact Fee (TDIF): Established to provide financing for circulation element road projects of regional significance.
- B. Public Facilities Development Impact Fee (PFDIF): Established to collect funds for civic center facilities, police, corporation yard, libraries, fire suppression system, recreation and administration.
- C. Traffic Signal Fees: To pay for traffic signals associated with circulation element streets.
- D. Park Acquisition and Development Fee — PAD Fee established to pay for the acquisition and development of park facilities.

- E. Otay Water District (OWD) Fees: The district may require annexation to an existing improvement district or creation of some other finance mechanism that may result in specific fees being modified.
- F. Salt Creek Sewer Development Impact Fee: To pay for sewer facilities within the Salt Creek Sewer Basin.

XVIII.4. Debt Finance Programs

The City of Chula Vista has historically used assessment districts to finance a number of street improvements, as well as sewer and drainage facilities. The OWD has used such improvement districts for water system improvements. Both school districts have implemented Mello-Roos Community Facilities Districts to finance school facilities.

A. Assessment Districts

Special assessment districts may be proposed for acquiring, constructing and/or maintaining certain public improvements under the Municipal Improvement Act of 1913 and the Improvement Bond Act of 1915. The City has suspended the use of the Lighting and Landscape Act of 1972 for new open space district formation due to the passage of Proposition 218. The administration of the special assessment district is the responsibility of the public agency.

B. Community Facilities District (CFD)

On January 13, 1998, the City Council adopted the "City of Chula Vista statement of goals and policies regarding the establishment of Community Facilities Districts" (CFD's). The approval of this document ratified the use of CFD's as a public financing mechanism for:

- The construction and/or acquisition of public infrastructure, and
- The financing of authorized public services, including services provided by open space districts.

On April 28, 1998, the City Council enacted the "Chula Vista Community Facilities District Ordinance." This ordinance adopted the Mello-Roos Act with modifications to additionally include the following:

- Incorporate all maintenance activities authorized by the "Landscaping & Lighting Act of 1972" (1972 Act) and
- Include maintenance activities not listed in the "Mello-Roos Act" or the "1972 Act."

Special assessment financing may be appropriate when the value or benefit of the public facility can be assigned to specific properties. Assessments are levied in specific amounts against each individual property on the basis of relative benefit. Special assessments may be used for both publicly dedicated on-site and off-site improvements.

C. Mello-Roos Community Facilities Act of 1982

The Mello-Roos Community Facilities Act of 1982 authorizes formation of community facilities districts, which impose special taxes to provide the financing of certain public facilities or services. Facilities that can be provided under the Mello-Roos Act include the purchase, construction, expansion, or rehabilitation of the following:

- Local park, recreation, or parkway facilities;
- Elementary and secondary school sites and structures;

- Libraries;
- Any other governmental facilities that legislative bodies are authorized to construct, own or operate including certain improvements to private property.

In addition, the City has enacted an ordinance that adopted the Mello-Roos Act with modifications to accomplish the maintenance of facilities.

XVIII.5. Other Methods Used to Finance Facilities

A. General Fund

The City of Chula Vista's general fund pays for many public services throughout the City. Those facilities and services identified as being funded by general fund sources represent those that will benefit not only the residents of the proposed project, but also Chula Vista residents throughout the City. In most cases, other financing mechanisms are available to initially construct or provide the facility or service, and then general fund monies would only be expected to fund the maintenance costs once the facility is accepted by the City.

B. State and Federal Funding

Although rarely available to fund an entire project Federal and State financial and technical assistance programs have been available to public agencies, in particular the public school districts.

C. Dedications

Dedication of sites by developers for public capital facilities is a common financing tool used by many cities. In the case of the project, public roads and open space and trail systems are proposed to be dedicated:

D. Homeowners Associations

One or more Community Homeowner Associations may be established by the developer to manage, operate and maintain private facilities and common areas within the project.

E. Developer Reimbursement Agreements

Certain facilities that are off-site of project and/or provide regional benefits may be constructed in conjunction with the development of the project. In such instances, developer reimbursement agreements will be executed to provide for a future payback to the developer for the additional cost of these facilities. Future developments are required to pay back their fair share of the costs for the shared facility when development occurs.

F. Special Agreements/Development Agreement

This category includes special development programs for financing special arrangements between the City and the developer such as credits against fees, waiver of fees, or charges for the construction of specific facilities.

A development agreement can play an essential role in the implementation of the Public Facilities Financing Plan. The Public Facilities Financing Plan clearly details all public facility responsibilities and assures that the construction of all necessary public improvements will be appropriately phased with actual development, while the development agreement identifies the obligations and requirements of both parties.

G. Park Acquisition and Development Fees

Fee established to pay land and improvements by new development.

XVIII.6. Public Facility Finance Policies

The following finance policies were included and approved with the Growth Management Program to maintain a financial management system that will be implemented consistently when considering future development applications. These policies will enable the City to effectively manage its fiscal resources in response to the demands placed on the City by future growth.

- A. Prior to receiving final approval, developers shall demonstrate and guarantee that compliance is maintained with the City's adopted threshold standards.
- B. The Capital Improvement Program Budget will be consistent with the goals and objectives of the Growth Management Program. The Capital Improvement Program Budget establishes the timing for funding of all fee related public improvements.
- C. The priority and timing of public facility improvements identified in the various City fee programs shall be made at the sole discretion of the City Council.
- D. Priority for funding from the City's various fee programs shall be given to those projects which facilitate the logical extension or provision of public facilities as defined in the Growth Management Program.
- E. Fee credits, reimbursement agreements, developer agreements or public financing mechanisms shall be considered only when it is in the public interest to use them or these financing methods are needed to rectify an existing facility threshold deficiency. Such action shall not induce growth by prematurely extending or upgrading public facilities.
- F. All fee credit arrangements or reimbursement agreements will be made based upon the City's plans for the timing and funding of public facilities contained in the Capital Improvement Program Budget.
- G. Public facility improvements made ahead of the City's plans to construct the facilities will result in the need for additional operating and maintenance funds. Therefore all such costs associated with the facility construction shall become the responsibility of the developer until such time as the City had previously planned the facility improvement to be made.

XVIII.7. Cumulative Debt

The City of Chula Vista has an established policy limiting the maximum debt to be placed on a residential dwelling unit to an additional one percent above the property tax. This policy was restated in the adopted Growth Management Program.

Like many other cities, Chula Vista has long understood that it is not the only agency that can utilize public finance mechanisms and, therefore, cannot always guarantee that the total debt will remain at or below a maximum of 2 percent. As a result, the City makes an effort to coordinate its debt finance programs with the other special districts (schools and water), which provide service to the residents of Chula Vista to ensure that the cumulative debt does not become excessive. Coordination is also necessary to guarantee all public facilities needed to support a development can be financed and constructed as needed.

XVIII.8. Lifecycle Cost

Section 19.09.060 Analysis subsection F (2) of the Growth Management Ordinance requires the following:

"...The inventory shall include Life Cycle Cost ("LCC") projections for each element in 19.09.060(E)...as they pertain to City fiscal responsibility. The LCC projections shall be for estimated life cycle for each element analyzed. The model used shall be able to identify and estimate initial and recurring life cycle costs for the elements..."

Background

Life cycle costing (LCC) is a method of calculating the total cost of asset ownership over the life span of the asset. Initial costs and all subsequent expected costs of significance are included in the life cycle cost analysis as well as disposal value and any other quantifiable benefits to be derived as a result of owning the asset. Operating and maintenance costs over the life of an asset often times far exceed initial costs and must be factored into the decision process.

Life cycle cost analysis should not be used in each and every purchase of an asset. The process itself carries a cost and therefore can add to the cost of the asset. Life Cycle Cost analysis can be justified only in those cases in which the cost of the analysis can be more than offset by the savings derived through the purchase of the asset.

Four major factors which may influence the economic feasibility of applying LCC analysis are:

- A. Energy Intensiveness — LCC should be considered when the anticipated energy costs of the purchase are expected to be large throughout its life.
- B. Life Expectancy — For assets with long lives (i.e., greater than five years), costs other than purchase price take on added importance. For assets with short lives, the initial costs become a more important factor.
- C. Efficiency — The efficiency of operation and maintenance can have significant impact on overall costs. LCC is beneficial when savings can be achieved through reduction of maintenance costs.
- D. Investment Cost — As a general rule, the larger the investment the more important LCC analysis becomes.

The four major factors listed above are not, however, necessary ingredients for life cycle cost analysis. A quick test to determine whether life cycle costing would apply to a purchase is to ask whether there are any post-purchase costs associated with it. Life cycle costs are a combination of initial and post-purchase costs.

Applications for LCC Analysis

The City of Chula Vista utilizes the concepts of life cycle cost analysis in determining the most cost effective purchase of capital equipment as well as in the determination of replacement costs for a variety of rolling stock. City staff uses LCC techniques in the preparation of the City's Five Year Capital Improvement Budget (CIP) as well as in the Capital Outlay sections of the annual Operating Budget.

City Codes and Regulations provide the standards and design specifications that are required for infrastructure. Developers and contractors are required to meet city standards and design regulations. These standards and specifications have been developed over time to achieve the maximum life cycle of infrastructure that will be owned and maintained by the city. Prior to approval of new infrastructure, City Staff thoroughly reviews all plans and specifications to insure the maximum life cycle.

The initial construction of roads, traffic signals, sewers, drainage, lighting, etc., usually accounts for the bulk of the costs associated with a project. The initial construction activities consist of preliminary engineering, construction engineering, traffic control, etc. Subsequent to initial construction, the City of Chula Vista is responsible for maintenance, rehabilitation and eventual reconstruction/replacement over a projected 50 year life expectancy.

All project public facilities for the Village 8 East SPA Plan are subject to the City's life cycle cost analysis before construction. The City uses LCC analysis prior to or concurrent with the design of public facilities required by new development. Such requirement assists in the determination of the most cost effective selection of public facilities.

APPENDIX

A. Fiscal Impact Analysis from HR&A Advisors

Fiscal Impact Analysis of University Village 8 East to the City of Chula Vista

Prepared for:
The City of Chula Vista
June 18, 2014

Prepared by:
HR&A Advisors, Inc.
700 South Flower Street, Suite 2730
Los Angeles, CA 90017



Executive Summary

The Village 8 East Sectional Planning Area (University Village 8) includes planned development for 3,560 homes, parks, open space, public facilities, and a nature preserve on a 575-acre site.

The City of Chula Vista has retained HR&A Advisors (HR&A) to estimate the fiscal impacts of the development of University Village 8 East using the City's SPA Fiscal Impact Framework.

University Village 8 East Base Scenario and Alternative Scenario

The base University Village 8 plan consists of 943 single-family and 2,617 multi-family homes, mixed-use retail, a school, community purpose facilities, parks, open space, and a natural preserve (Base Scenario).

The project developer has requested an alternative development scenario as part of the University Village 8 East SPA (Alternative Scenario). If approved, the developer will have the flexibility to build either single-family or multi-family units in a designated "Flex Area" without requiring a subsequent SPA Plan Amendment. The Alternative Scenario includes the same amount of homes, but consists of 840 single-family homes and 2,720 multi-family homes.

Results

Base Scenario

As presented in Figure 1, the Base Scenario is expected to generate a positive annual net fiscal impact of \$123,000 in 2030 (Year 17). However, this scenario is projected to generate net annual fiscal costs for 10 out of 15 years of absorption, totaling to -\$1.6 million.

Net fiscal costs grow from, -\$110,000, in 2016 (Year 3) to a peak of -\$228,000 in 2021 (Year 8) as the majority of residential units are absorbed. Net fiscal costs decrease after 2022 (Year 9) with gradual property tax revenue increases. Residential, parks, CPF, and other acres are fully absorbed in 2024 (Year 11). Annual net impacts become positive for the first time in 2025 (Year 12) and remain positive after 2026, as property tax revenues gradually increase relative to the stabilized costs of the fully absorbed residential and other acres. Based on the SPA Fiscal Framework's property growth factors, annual fiscal revenues grow from \$23,000 in 2027 (Year 14) to \$123,000 in 2030 (Year 17).

In 2030 (Year 17), the Base Scenario is expected to generate annual fiscal revenues of approximately \$4.2 million. Property taxes are the greatest source of revenues, followed by MVLF In Lieu revenues. The Base Scenario is projected to generate \$4.1 million in annual fiscal costs to the City of Chula Vista. Public safety—police and fire services—account for 64 percent of costs in 2030 (Year 17).

Alternative Scenario

As presented in Figure 2, the Alternative Scenario is expected to generate a positive annual net fiscal impact of \$70,000 in 2030 (Year 17). The Alternative Scenario has similar annual impacts relative to the Base Scenario, but net fiscal costs are projected for 12 out of 15 years of absorption, totaling -\$1.7 million.

With an absorption schedule similar to the Base Scenario, the Alternative Scenario follows a similar net fiscal impact pattern. However, there are a greater number of multi-family residential units in the Alternative scenario relative to the Base scenario, which contribute to greater net fiscal costs relative to single family units. With these multi-family units absorbed in later phases, the Alternative Scenario results in a greater number of years with net annual fiscal costs relative to the Base Scenario.

Comparison of Base and Alternative Scenarios

Both the University Village 8 Base and Alternative Scenarios generate annual net costs for several years before generating a net annual revenue toward the end of the study period. The Alternative Scenario generates two additional years of net cost relative to the Base Scenario. In the first 12 years of absorption, the Alternative Scenario is expected to generate a cumulative net annual fiscal cost of -\$1.7, relative to the Base Scenario's cumulative net fiscal cost of -\$1.6 million.

With less multi-family residential, the Base Scenario generates greater annual net fiscal revenues in later years than the Alternative Scenario. In 2030, the Base Scenario is expected to generate \$123,000 in annual net fiscal revenues relative to \$70,000 in annual fiscal revenues for the Alternative Scenario, a projected additional +\$54,000 in net fiscal revenue.

Figure 1: University Village 8 East - Net Fiscal Impact Summary (Base Scenario)

	2014 Year 1	2015 Year 2	2016 Year 3	2017 Year 4	2018 Year 5	2019 Year 6	2020 Year 7	2021 Year 8	2022 Year 9	2023 Year 10	2024 Year 11	2025 Year 12	2026 Year 13	2027 Year 14	2028 Year 15	2029 Year 16	2030 Year 17
2014 Dollar Inflation Factor	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069
Total Expenditures	\$0	\$0	\$250,787	\$751,255	\$1,251,723	\$1,789,494	\$2,298,440	\$2,807,386	\$3,316,333	\$3,825,279	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888
Total Revenues	\$0	\$0	\$141,041	\$563,103	\$1,085,910	\$1,574,277	\$2,073,023	\$2,579,378	\$3,094,923	\$3,622,574	\$4,014,480	\$4,097,127	\$4,070,747	\$4,097,785	\$4,128,104	\$4,161,513	\$4,197,838
Net Fiscal Impacts (2014 Dollars)	\$0	\$0	(\$109,746)	(\$188,152)	(\$165,812)	(\$215,216)	(\$225,417)	(\$228,008)	(\$221,409)	(\$202,705)	(\$60,408)	\$22,238	(\$4,141)	\$22,896	\$53,216	\$86,625	\$122,950

Source: HR&A

Figure 2: University Village 8 East - Net Fiscal Impact Summary (Alternative Scenario)

	2014 Year 1	2015 Year 2	2016 Year 3	2017 Year 4	2018 Year 5	2019 Year 6	2020 Year 7	2021 Year 8	2022 Year 9	2023 Year 10	2024 Year 11	2025 Year 12	2026 Year 13	2027 Year 14	2028 Year 15	2029 Year 16	2030 Year 17
2014 Dollar Inflation Factor	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069
Total Expenditures	\$0	\$0	\$251,172	\$752,407	\$1,253,641	\$1,792,180	\$2,301,894	\$2,811,607	\$3,321,320	\$3,778,099	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026
Total Revenues	\$0	\$0	\$142,257	\$566,697	\$1,091,836	\$1,582,120	\$2,081,952	\$2,590,752	\$3,108,584	\$3,593,225	\$3,942,669	\$4,047,279	\$4,017,981	\$4,044,632	\$4,074,498	\$4,107,391	\$4,143,144
Net Fiscal Impacts (2014 Dollars)	\$0	\$0	(\$108,915)	(\$185,710)	(\$161,805)	(\$210,060)	(\$219,942)	(\$220,855)	(\$212,737)	(\$184,874)	(\$131,358)	(\$26,747)	(\$56,045)	(\$29,395)	\$472	\$33,365	\$69,117

Source: HR&A

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Introduction

Otay Ranch is a master planned community in the City of Chula Vista established in 1993 under the Otay Ranch General Development Plan, located at the southern boundary of the city. This plan sets a framework for the development of nine villages, from which additional village plan areas have been subdivided.

The development proposal for the Village 8 East Sectional Planning Area (University Village 8) consists of the development of 3,560 homes, parks, open space, public facilities, and a nature preserve on a 575-acre site. This is being considered in conjunction with development proposals for two other villages near the planned university, Village 3 North and Village 10, as shown in Figure 3.

The City of Chula Vista has retained HR&A Advisors (HR&A) to estimate the fiscal impacts of the development of University Village 8 using the City's SPA Fiscal Impact Framework.

Figure 3: Map of University Villages



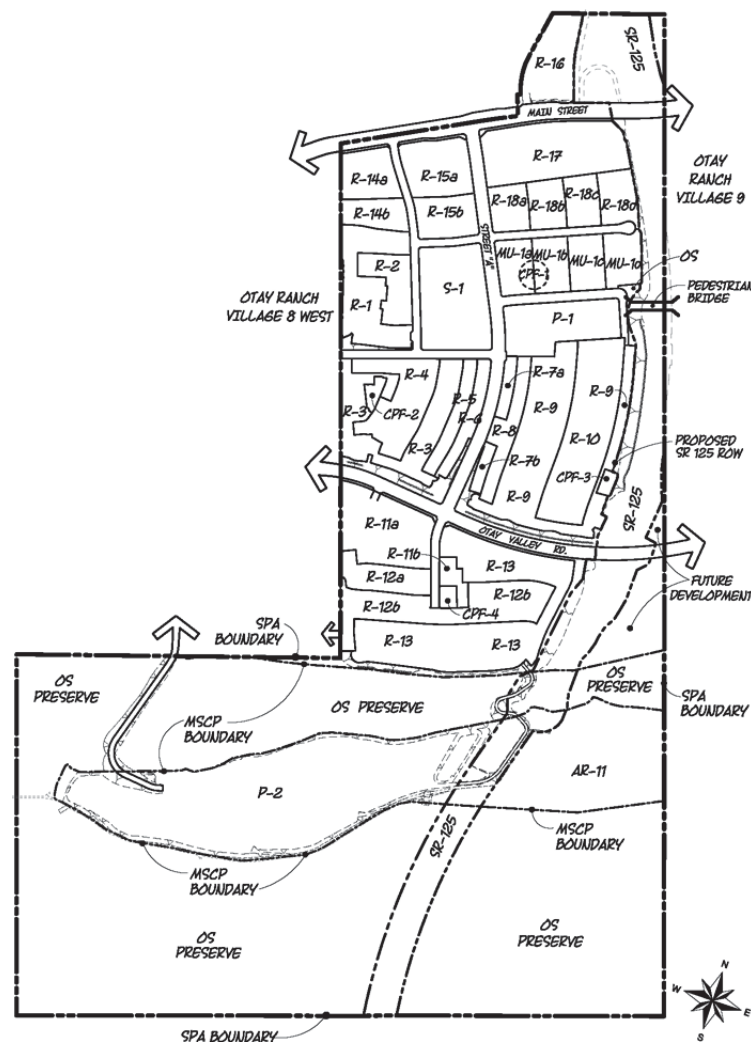
Source: Lenska Aerial Photography via Otay Ranch Homes (Developer)

Project

The proposed University Village 8 encompasses approximately 575 acres. University Village 8 is located west of State Route 125 (SR-125) and north of the Otay River Valley, just south of Village 7. The proposed sectional planning area (SPA) consists of both single-family and multi-family homes, mixed-use retail, a school, community purpose facilities, parks, open space, and a natural preserve. The Chula Vista General Plan and Otay Ranch GDP identify a planned pedestrian bridge over SR-125 that would link University Village 8 to Village 9 and Campus Boulevard.

The project developer has requested a specific Flex Area within University Village 8. If approved, the developer will have the flexibility to build either single-family or multi-family units in a designated "Flex Area" within two neighborhoods without requiring a subsequent SPA Plan Amendment. For purposes of this study, we have evaluated the requested full build out of the Flex Area as an alternative development scenario (Village 8 Alternative Scenario). The variation between the alternative development scenario and the base scenario are detailed in the next section.

Figure 4: Otay Ranch University Village 8 Site Utilization Plan



Land Use Program

University Village 8 is planned as a pedestrian-oriented urban village containing 3,560 homes and other village-associated land uses on approximately 575.3 acres. The village includes a significant proportion of preserve, open space and park lands.

In the base analysis, the plan includes 943 single-family homes and 2,617 multi-family units (Village 8 Base Scenario). A mixed-use component with 20,000 square feet of commercial/retail uses, approximately 440 multi-family units, and 2.6 acres of CPF uses is centrally located at the village core.

The commercial square feet and total number of residential units remains the same in the Alternative Scenario, but there are a greater number of multi-family units. In the Alternative Scenario, the distribution between single-family and multi-family units shifts to 840 single-family units and 2,720 multi-family units.

Consistent with the SPA Fiscal Impact Framework, HR&A estimates that in both scenarios 25 percent of the multi-family units will be rental and 75 percent of units will be for-sale.

In addition to residential, the University Village 8 includes 58.8 acres of neighborhood and community parks, 11.2 acres of open space, 22.6 acres of active recreation designated open space, additional CPF acres, and 253 acres of land for preserve.

It should be noted that the plan includes 58.8 acres of park use in each scenario, but, to appropriately account for the fiscal costs generated by proposed development, the analysis includes only the required park acres for each scenario. The park acres used in the analysis are based on requirements provided for the City of Chula Vista.

Figure 5 presents the land uses by acres and units for both the Base and Alternative Scenarios.

Population and Employment

Figure 5 also presents the estimated population and employment of University Village 8 under the Base and Alternative Scenarios.

Population projections are based on the City of Chula Vista provided population per household estimate of 3.24 for both single-family and multi-family units.

Figure 5: University Village 8 East Land Use Program

Land Use	Village 8 East SPA Base		Village 8 East SPA Alternative	
Single Family Residential Units	943	(117.1 Ac.)	840	(103.9 Ac.)
Multi-Family Residential Units	2,617	(55.70 Ac.)	2,720	(68.90 Ac.)
<i>MF Attached - For Sale Townhomes</i>	1,963	(32.3 Ac.)	2,040	(41.6 Ac.)
<i>MF Attached - Rental Apartments</i>	214	(13.9 Ac.)	240	(17.8 Ac.)
<i>Mixed Use (Rental)</i>	440	(9.50 Ac.)	440	(9.50 Ac.)
Commercial Square Feet (SF)	20,000		20,000	
Park Acres (Required) ¹	30.4		30.2	
CPF Acres	4.2		4.2	
School Acres	10.8		10.8	
<i>Subtotal Developed Acres</i>	218.2		218.0	
Public Open Space (includes Active Recreation)	33.8		33.8	
Preserve Acres	253.6		253.6	
Other Acres/ROW Acres	33.2		33.2	
Future Development Acres (<i>Excluded from Fiscal Analysis</i>)	8.1		8.1	
Total Acres	546.9		546.7	
Population				
Single Family Persons/DU@	3.24	3,055	2,722	
Multi Family Persons/DU@	3.24	8,479	8,813	
Total Est. Population		11,534	11,534	
Employment				
Retail SF/Emp	400	50	50	
Total Est. Employment		50	50	

¹The village will include 58.8 park acres, but the analysis evaluates the fiscal impacts of the required park acres, as shown.
Source: Otay Ranch New Homes (Developer) and HR&A

Projected Absorption Schedule

The projected absorption schedule is shown in Figure 6 for the Base Scenario and Figure 7 for the Alternative Scenario. The projected development absorption schedule was provided by the developer. It anticipates a 9-year absorption period for the build out of the SPA, with the first units and public amenities placed in service in 2016 (Year 3).

This analysis evaluates impacts annually based on the schedule provided by the developer. In the initial year of absorption, 2016 (Year 3), an estimated 59 single-family units and 164 multifamily units are absorbed. From 2017 through 2022 (Year 4 through 9), there is an estimated absorption of approximately 118 single-family units and 327 multi-family units per year. The balance of residential units is absorbed between 2023 and 2024 (Year 10 and Year 11). Of the multi-family units, 25 percent are assumed to be rental and 75 percent are assumed to be for-sale. For purposes of this analysis, we assume that all of the mixed-use units are rental and come online later (Year 7 through Year 9), with the retail. The balance of the 25 percent of rental multifamily units are expected to be developed between 2017 and 2019 (Year 4 and Year 6), with 80 units a year absorbed in 2017 and 2018 and 54 rental units absorbed in 2019 in the Base Scenario and 80 units absorbed in 2019 in the Alternative Scenario.

The school is expected to be functional in 2019 (Year 6), once half of the units have been absorbed. Parks and community purpose facilities will be constructed alongside the residential units and are estimated to be functional in line with residential development from 2016 through 2024 (Years 3 through 11). The absorption of open space, preserve, and other acres (such as right-of-way) is also estimated in line with the absorption of residential land uses.

Figure 6: University Village 8 East Projected Cumulative Land Use Absorption (Base Scenario)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Cumulative Land Use Program																	
Single Family Residential Units	0	0	0	59	177	295	413	531	649	767	885	943	943	943	943	943	943
Multi-Family Residential Units (Includes Multi-Use Residential)	0	0	0	164	491	818	1,145	1,472	1,799	2,126	2,453	2,617	2,617	2,617	2,617	2,617	2,617
MF Attached For-Sale	0	0	0	164	411	658	931	1,118	1,305	1,472	1,799	1,963	1,963	1,963	1,963	1,963	1,963
MF Attached Rental	0	0	0	0	80	160	214	214	214	214	214	214	214	214	214	214	214
Mixed Use (Rental)	0	0	0	0	0	0	140	280	440	440	440	440	440	440	440	440	440
Retail Commercial SF	0	0	0	0	0	0	5,000	10,000	15,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Parks	0.0	0.0	1.9	5.7	9.5	13.3	17.1	20.9	24.8	28.6	30.4	30.4	30.4	30.4	30.4	30.4	30.4
CPF	0.00	0.00	0.26	0.79	1.31	1.84	2.36	2.89	3.41	3.94	4.20	4.20	4.20	4.20	4.20	4.20	4.20
School	0.0	0.0	0.0	0.0	0.0	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8
Subtotal Developed Acres	0.0	0.0	13.0	38.9	64.9	101.6	127.6	153.5	179.5	205.4	218.2	218.2	218.2	218.2	218.2	218.2	218.2
Open Space (Public & Active Recreation)	0.0	0.0	2.0	6.0	10.0	15.7	19.8	23.8	27.8	31.8	33.8	33.8	33.8	33.8	33.8	33.8	33.8
Preserve	0.0	0.0	15.1	45.2	75.4	118.1	148.2	178.4	208.5	238.7	253.6	253.6	253.6	253.6	253.6	253.6	253.6
Other Acres/ROW	0.0	0.0	2.0	5.9	9.9	15.5	19.4	23.4	27.3	31.2	33.2	33.2	33.2	33.2	33.2	33.2	33.2
Total Acres	0.0	0.0	32.1	96.1	160.2	250.9	315.0	379.0	443.1	507.2	538.8	538.8	538.8	538.8	538.8	538.8	538.8
Cumulative Population																	
Single Family Persons/DU@	3.24	0	0	191	573	956	1,338	1,720	2,103	2,485	2,867	3,055	3,055	3,055	3,055	3,055	3,055
Multi Family Persons/DU@	3.24	0	0	531	1,591	2,650	3,710	4,769	5,829	6,888	7,948	8,479	8,479	8,479	8,479	8,479	8,479
Total Est. Population	0	0	0	723	2,164	3,606	5,048	6,490	7,932	9,373	10,815	11,534	11,534	11,534	11,534	11,534	11,534
Cumulative Employment																	
Retail SF/Emp@	400	0	0	0	0	0	13	25	38	50	50	50	50	50	50	50	50
Total Est. Employment	0	0	0	0	0	0	13	25	38	50	50	50	50	50	50	50	50

Source: Developers, HR&A

Figure 7: University Village 8 East Projected Cumulative Land Use Absorption (Alternative Scenario)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Cumulative Land Use Program																	
Single Family Residential Units	0	0	59	177	295	413	531	649	767	840	840	840	840	840	840	840	840
Multi-Family Residential Units (Includes Multi-Use Residential)	0	0	164	491	818	1,145	1,472	1,799	2,126	2,453	2,720	2,720	2,720	2,720	2,720	2,720	2,720
MF Attached For-Sale	0	0	164	411	658	905	1,092	1,279	1,446	1,773	2,040	2,040	2,040	2,040	2,040	2,040	2,040
MF Attached Rental	0	0	0	80	160	240	240	240	240	240	240	240	240	240	240	240	240
Mixed Use (Rental)	0	0	0	0	0	0	140	280	440	440	440	440	440	440	440	440	440
Retail Commercial SF	0	0	0	0	0	0	5,000	10,000	15,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Parks	0.0	0.0	2.0	6.0	10.0	14.0	18.0	22.0	26.0	29.0	30.2	30.2	30.2	30.2	30.2	30.2	30.2
School	0.0	0.0	0.0	0.0	0.0	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8
Subtotal Developed Acres	0.0	0.0	13.7	41.2	68.6	106.8	134.2	161.7	189.1	209.9	218.0	218.0	218.0	218.0	218.0	218.0	218.0
Open Space (Public & Active Recreation)	0.0	0.0	2.1	6.4	10.6	16.6	20.8	25.1	29.3	32.5	33.8	33.8	33.8	33.8	33.8	33.8	33.8
Preserve	0.0	0.0	16.0	47.9	79.8	124.3	156.2	188.1	220.0	244.2	253.6	253.6	253.6	253.6	253.6	253.6	253.6
Other Acres/ROW	0.0	0.0	2.1	6.3	10.4	16.3	20.4	24.6	28.8	32.0	33.2	33.2	33.2	33.2	33.2	33.2	33.2
Total Acres	0.0	0.0	33.9	101.7	169.5	263.9	331.7	399.5	467.2	518.5	538.6	538.6	538.6	538.6	538.6	538.6	538.6
Cumulative Population																	
Single Family Persons/DU@	3.24	0	191	573	956	1,338	1,720	2,103	2,485	2,722	2,722	2,722	2,722	2,722	2,722	2,722	2,722
Multi Family Persons/DU@	3.24	0	531	1,591	2,650	3,710	4,769	5,829	6,888	7,948	8,813	8,813	8,813	8,813	8,813	8,813	8,813
Total Est. Population	0	0	723	2,164	3,606	5,048	6,490	7,932	9,373	10,669	11,534	11,534	11,534	11,534	11,534	11,534	11,534
Cumulative Employment																	
Retail SF/Emp@	400	0	0	0	0	0	13	25	38	50	50	50	50	50	50	50	50
Total Est. Employment	0	0	0	0	0	0	13	25	38	50	50	50	50	50	50	50	50

Source: Developers, HR&A

Methodology

This analysis evaluates the net fiscal impacts to the City of Chula Vista from the development of University Village 8. Net fiscal impacts represent total annual fiscal revenues to the City of Chula Vista less annual fiscal costs.

The City of Chula Vista's SPA Fiscal Impact Framework is used to estimate the net fiscal impacts of the SPA. As prescribed in the SPA Fiscal Impact Framework, HR&A uses historical City of Chula Vista revenue and expenditure factors to estimate fiscal revenues and expenditures expected to grow proportionally with new development. Special analysis models are used to estimate revenues, such as property tax revenues, motor vehicle license fee (MVLf) in lieu revenues, and sales taxes that may not grow proportionately with new development.

The detailed methodology of the SPA Fiscal Impact Framework is described in the memorandum "SPA Fiscal Analysis – Fiscal Model Methodology Including the Development of Fiscal Factors in the Analysis of SPA Proposals", dated February 2008. The following methodology section highlights key inputs and updates made to the methodology for the University Village 8 fiscal impact analysis.

Budget and Revenue Factors

The budget revenue and expenditure factors provided by the City are based on the FY 2009 City of Chula Vista budget. Adjustments have been made to these budget factors to provide a more accurate accounting of future impacts, including: (1) an expenditure and revenue adjustment to account for appropriate service standards, (2) a retail expenditure density adjustment, and (3) a 2014 dollar adjustment.

Service Standard Adjustment (Real Inflation Adjustment)

Due to the 2007 recession, the City of Chula Vista implemented several rounds of budget reduction between FY 2007 and FY 2009, cutting the City's service standard below the desired level. The expenditure and revenue adjustment factors use a 5-year average of inflation-adjusted per capita revenue and expenditures to determine an appropriate level of future expenditures and revenues. This adjustment is applied to the FY 2009 budget factors to bring them in line with a 5-year average service cost.

Retail Expenditure Density Factor

Retail expenditure factors were developed based on historical citywide acres and account for a historical citywide floor-to-area (FAR) ratio. Based on the citywide FAR, a factor is determined that translates the retail expenditure budget factor from acres of land area into square feet of building area.

Figure 8: Retail Expenditure Factor Density Adjustment

Land Use	Citywide Density	Acres to SF Density Factor
Retail	0.28 FAR	0.00008

Source: City of Chula Vista, SPA Fiscal Framework

2014 Dollar Adjustment

Finally, given that the FIA is based on FY 2009 budget, the inflation adjustment adjusts final total revenues and expenditures from 2009 dollars to 2014 dollars. This adjustment is made in the final net fiscal impacts summary table.

Revenue Methodology

Special models are used to estimate fiscal impacts for property taxes, property transfer taxes, MVLF in-lieu fees, sales tax. Special models were built based on the SPA Fiscal Framework with updated tax rates, as appropriate, and assessed value and household income inputs.

Other discretionary revenues, not estimated using special models, are estimated based on historical pro rata factors.

Assessed Values and Property Taxes

The incremental assessed value attributable to University Village 8 is used to estimate property taxes, property transfer taxes, and MVLF in-lieu fees. As described below, HR&A reviewed current market data for residential and commercial uses and reviewed the assessed value of comparable projects to determine appropriate assessed values to be applied in this analysis.

Retail Assessed Value

The capitalized value approach was used to estimate the market value of retail properties as shown in Appendix Table 4. The average rental rate for shopping center retail in the greater Eastlake retail submarket is approximately \$1.68 per gross leasable square foot according to CoStar. This average includes a variety of retail types and older developments. CoStar lists approximately ten recently built retail properties in east Chula Vista currently for lease with rates, as shown in Figure 9. These properties are used to estimate lease rates for commercial uses in each of the villages.

The commercial planned in each village is within a mixed use context. The mixed use commercial is most likely to be similar to mixed use retail such as Heritage Town Center at 1392 E. Palomar Street. For the mixed-use retail in University Village 8, HR&A uses an average retail lease rent of \$1.85, and a conservative capitalization rate (cap rate) for a Class B to Class C product as based on the CBRE's First Half of 2013 Capitalization Rate Survey.

The capitalized value approach, as shown in Appendix Table 4, provided an assessed value of approximately \$214.00 per square foot of building square foot for retail uses.



Figure 9: East Chula Vista Retail Properties Currently For Lease

Building Name	Building Address	Property Type	Rentable Building Area	Year Built	Percent Leased	Average Monthly Weighted Rent
	2110 Birch Rd	Community Center	8,686	2008	26.87	\$2.25
	1741 Eastlake Pky	Community Center	10,387	2008	62.74	\$2.25
The Marketplace at Windingwalk	1745 Eastlake Pky	Community Center	106,000	2008	96.12	\$2.25
	2315 Otay Lakes Rd	Neighborhood Center	8,400	2004	82.9	\$3.50
Heritage Town Center	1392 E Palomar St	Mixed Use Retail	38,000	2003	93.61	\$1.95
	2318 Proctor Valley Rd	Neighborhood Center	12,109	2007	69.5	\$2.00
	2322 Proctor Valley Rd	Neighborhood Center	11,896	2007	57.91	\$2.00
	851-881 Showroom Pl	Community Center	162,967	2006	85.47	\$1.81
	891 Showroom Pl	Community Center	14,542	2006	87.19	\$2.45
Average					73.59	\$2.27

Source: CoStar and HR&A

Single-Family Residential Assessed Value

University Village 8 will include a variety of single-family home types, on lot sizes ranging from 3,500 square feet to 6,500 square feet. HR&A reviewed sales prices for homes currently for sale or recently closed in Otay Ranch by subdivision, as reported by Meyers Data. Average prices were reviewed by quarter in 2013 and were then weighted by the number of sales that occurred in each quarter and in each development to determine an average sales price for Otay Ranch in 2013. Finally, this average was inflated by 2 percent to estimate single-family home assessed values for 2014 applicable to this analysis. Detail on these sales are shown in Figure 10.

Multi-Family Residential Assessed Value

University Village 8 will also include a significant component of multi-family housing, both for-sale and rental. Assessed value of for-sale units were derived through an analysis similar to what was conducted for single-family homes. The average sales price was based on sales data for 61 multi-family units in two developments, Avalon and Villas de Avila. Because there were relatively few sales in one of these two developments, an un-weighted average price was calculated. As with single-family homes, this average was inflated by 2 percent to project values for 2014 applicable to this analysis. Detail on these sales is presented in Figure 11.

Rental unit assessed value is based on a market capitalization approach. The values of the rental units were derived by first estimating an average rent of \$1,950 per unit, based on an average of 21 apartment and townhouse rental listings on Zillow.com, as shown in Figure 12. Based on typical operating assumptions and a market scan of multi-family real estate in suburban San Diego County, a vacancy rate of 5 percent, a gross expense estimate of 30 percent, and a capitalization rate of 5.5 percent were applied to derive assessed value per unit. An assessed value of \$280,000 is used for rental units in the analysis. Detail on the assessed value calculation for rental units is included in Appendix Table 4.

Property Tax Rate

University Village 8 falls in San Diego County Tax Rate Area 01298. The City of Chula Vista captures 10.636% of the 1 percent property tax.

Transfer taxes were assessed at \$0.55 per \$1,000 of assessed value, according to the City of Chula Vista rate.

Property Tax Growth

It should be noted that the SPA Fiscal Impact Framework assumes that 5 to 10 percent of properties turnover each year and are inflated to a market value that increases by 2 percent, in real terms, a year.

The 2 percent estimate benchmarks the real inflation-adjusted average of California property growth across the long term (30+ years); actual annual value increases may vary.

Figure 10: Sales of Single-family Homes in Otay Ranch, 2013

	Q1		Q2		Q3		Q4		Overall	
	# of Sales	Average Price	# of Sales	Average Price	# of Sales	Average Price	# of Sales	Average Price	# of Sales	Average Price
Otay Ranch										
Anacapa			2	\$422,500					2	\$ 422,500
Bacara							10	\$420,900	10	\$ 420,900
Casitas de Avila	4	\$344,400							4	\$ 344,400
Corta Bella			9	\$428,425	7	\$454,400	7	\$465,650	23	\$ 447,660
Monte Sereno			4	\$569,900					4	\$ 569,900
Presidio V7			6	\$488,400	1	\$502,500			7	\$ 490,414
Santa Rita V2 R8			3	\$501,900	10	\$507,900	12	\$517,400	25	\$ 511,740
Terraza I V7			5	\$427,400					5	\$ 427,400
Terraza II V2			10	\$427,400					10	\$427,400
Otay Ranch- Overall, Weighted	4	\$344,400	39	\$457,116	18	\$486,794	29	\$471,633	90	\$462,720
Inflation-Adjusted										\$471,974

*Only sales for which a price is available are included
Source: Meyer's Research and HR&A

Figure 11: Sales of Multifamily Units in Otay Ranch, 2013

	Q1		Q2		Q3		Q4		Overall	
	# of Sales	Average Price	# of Sales	Average Price	# of Sales	Average Price	# of Sales	Average Price	# of Sales	Average Price
Otay Ranch										
Avalon	17	\$255,900	12	\$284,900	8	\$307,900	14	\$310,400	51	\$ 285,841
Villas de Avila	10	\$311,400							10	\$ 311,400
Otay Ranch- Average	27	\$276,456	12	\$284,900	8	\$307,900	14	\$310,400	61	\$298,621
Inflation-Adjusted										\$304,593

Source: Meyer's Research and HR&A

Figure 12: Listings for Apartment and Townhouse Rentals in Otay Ranch, March 2013

Address	Type	Rent	SF	Rent/SF
1575 Rose Garden Ln	Townhouse	\$1,900	1,134	\$1.68
1460 Levant Ln, 1	Apartment	\$1,650	1,008	\$1.64
1460 Levant Ln, 6	Apartment	\$1,750	1,008	\$1.74
1863 Hazel Ct, Unit 11	Apartment	\$2,095	1,565	\$1.34
1810 Calvedos Dr	Townhouse	\$1,750	1,060	\$1.65
1480 Burgundy Dr	Townhouse	\$2,000	1,429	\$1.40
1484 Canvas Dr, Unit 5	Apartment	\$1,895	1,372	\$1.38
2144 Big Horn Dr, Unit 253	Townhouse	\$1,900	1,396	\$1.36
1476 Levant Ln	Townhouse	\$1,650	1,008	\$1.64
1894 Lorient Pl, 2524	Apartment	\$1,575	975	\$1.62
1894 Lorient Pl, 724	Apartment	\$1,650	975	\$1.69
1894 Lorient Pl, 1011	Apartment	\$1,875	1,315	\$1.43
1894 Lorient Pl, 1736	Apartment	\$1,995	1,315	\$1.52
	Apartment	\$1,695	1,008	\$1.68
1828 Olive Green St, Unit 7	Apartment	\$2,099	1,604	\$1.31
1737 Cripple Creek Dr, Unit 2	Apartment	\$2,250	1,728	\$1.30
2166 Nopalito Dr, Unit 69	Apartment	\$2,100	1,695	\$1.24
1884 Aquamarine Ct, Unit 10	Apartment	\$1,850	1,500	\$1.23
1670 Roadrunner Ct, Unit 258	Apartment	\$1,950	1,395	\$1.40
1627 Cliff Rose Dr, Unit 151	Apartment	\$2,195	1,561	\$1.41
1875 Cannes Pl	Apartment	\$2,040	1,400	\$1.46
<i>Otay Ranch- Overall, Weighted</i>		<i>\$1,935</i>	<i>1,307</i>	<i>\$1.48</i>

Source: Zillow.com and HR&A

VLF Fees

Until July of 2011, 0.65 percent VLF revenues were estimated based on population increases while the property taxes in-lieu of VLF fees ("MVLF In-Lieu Fees") are proportional to incremental growth in assessed value.

The State of California's Legislature passed SB89 in 2011 that eliminates 0.65% VLF payments as of July 2011. The California League of Cities filed suit to challenge the law, but the State Superior Court recently ruled against the League in March of 2012.

The 0.65% VLF fees generated based on population have been excluded from this analysis. The MVLF In-Lieu Fees are still allocated proportionally, based on incremental growth in assessed value as described in the SPA Fiscal Impact Framework.

Sales Tax

Sales taxes are estimated based on projected resident spending using the approach prescribed in the SPA Fiscal Impact Framework.

Other Discretionary Revenues

As described above, revenue factors from the SPA Fiscal Impact Framework were used to estimate revenues that are expected to grow proportionally with development. These calculations are presented in Appendix Tables 7 & 8. The resultant factors are summarized in Figure 13.

Figure 13: Other Discretionary Revenues

Summary of Other Discretionary Revenue Factors	
Retail Commercial (Per SF)	\$0.07
Residential (Acre)	\$1,600.36
Residential (Per DU)	\$3.60
Employees (Per Employee)	\$19.45
Population (Per Resident)	\$3.86

Source: City of Chula Vista and HR&A

Expenditure Methodology

As described above, expenditure factors from the SPA Fiscal Impact Framework were used to estimate expenditures that are expected to grow proportionally with development. The factors provided by the City of Chula Vista are summarized in Figure 14.

Special models are used to estimate the allocation of public safety fiscal expenditures generated by dwelling units. The public safety expenditures allocated to dwelling units are estimated proportionally (there are no adjustments at this time), but are presented in a special model because these costs are typically a major fiscal expenditure.

Figure 14: Expenditure Factors and Public Safety Dwelling Unit Factors

Expenditure Factors	
Retail (Per SF)	\$1.36
Population (Per Resident)	\$76.53
Open Space (Acres)	\$160.43
Public Parks (Acres)	\$2,448.06
Public Use (Per Acre)	\$2,710.85
Other (Per Acre)	\$2,759.40
Dwelling Unit Factor (Not including Public Safety)	\$119.40

Special Model Factors	
Police (Per DU)	\$293.70
Fire (Per DU)	\$210.64

Source: City of Chula Vista and HR&A

Fiscal Impacts

The following section describes the fiscal impacts generated by development of University Village 8.

This fiscal impact analysis projects all fiscal revenues and fiscal expenditures to the City of Chula Vista as outlined in the City of Chula Vista's SPA Fiscal Impact Framework. The fiscal revenues less fiscal expenditures associated with University Village 8 provide the net fiscal impact generated by the project. These are summarized in Figure 15 and Figure 16. The figures in these tables have been adjusted to reflect 2014 dollars. The detailed analysis is provided within the Appendix.

As described in the Methodology section, Figure 15 and Figure 16 present anticipated revenues estimated based on special models such as property taxes, MVLF in-lieu fee revenues, and sales and use tax, and other revenues calculated on a pro rata basis. Estimated expenditures are calculated and presented by land use category.

University Village 8 Base Scenario

Using the methodology described above, the Base Scenario is projected to generate annual fiscal revenues of approximately \$4.2 million in Year 17 (2030).

Property taxes are the greatest source of revenues, followed by MVLF In-Lieu Fees. In 2030, property taxes and property transfer taxes combine to generate an estimated \$1.8 million annually. MVLF In-Lieu Fees are also based on growth in assessed value and are expected to generate approximately \$1.2 million in annual fiscal receipts in Year 17. Together, property-based taxes and MVLF In Lieu fees make up approximately 70 percent of anticipated revenues. While the project includes only 20,000 square feet of retail, the University Village 8 residents are anticipated to spend approximately 70 percent of their income in the City of Chula Vista. Sales tax receipts are expected to represent almost 20 percent of total annual fiscal revenue in Year 17 (2030).

The Base Scenario is projected to generate \$4.1 million in annual fiscal costs to the City of Chula Vista. The greatest fiscal cost of the project will be public safety at \$2.4 million (64% of costs in 2030), accounting for allocations from housing units and other land uses.

The Base Scenario is not expected to have any positive annual fiscal contributions during the first 9 years of absorption, 2016 to 2024, and in 2026. During this period, the project will generate an annual net fiscal cost to the City, totaling to -\$1.6 million. Positive fiscal impacts are expected after 2026. In 2030 (Year 17), University Village 8 is expected to generate an annual positive net fiscal impact of approximately \$123,000 to the City of Chula Vista. Only residential uses and associated parks, CPF, and other acres are absorbed between 2016 and 2019 (Year 3 – Year 6), producing a growing annual net cost due to the lag in property taxes. Retail land is absorbed between 2020 and 2023 (Year 7 and Year 10). The annual net fiscal costs have a step increase in 2019 through 2022 (Year 6 through Year 9) relative to previous years due to the greater share of rental residential that is added during this period as well as the costs associated with the new school that is absorbed in 2019 (Year 6). Net fiscal costs decrease after 2020 (Year 7) and annual net impacts become positive for the first time in 2025 (Year 12). Annual net fiscal impacts remain positive after 2026, as property tax revenues gradually increase and parks, CPF, and other acres are fully absorbed in 2024 (Year 11) and their service costs stabilize. Based on these growth factors, annual fiscal revenues grow from \$23,000 in 2027 (Year 14) to \$123,000 in 2030 (Year 17) ¹.

¹ As described in the Methodology section, it should be noted that the model assumes that 5 to 10 percent of properties turnover and are inflated to a market value that increases by 2 percent, in real terms, a year. 2 percent represents the inflation-adjusted average growth of California real estate across the long term (30+ years). Actual annual value increases may vary which will impact annual net fiscal results.

Figure 15: University Village 8 East Fiscal Impact (Base Scenario)

	2014 Year 1	2015 Year 2	2016 Year 3	2017 Year 4	2018 Year 5	2019 Year 6	2020 Year 7	2021 Year 8	2022 Year 9	2023 Year 10	2024 Year 11	2025 Year 12	2026 Year 13	2027 Year 14	2028 Year 15	2029 Year 16	2030 Year 17
2014 Dollar Inflation Factor	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069
Revenues																	
Property Taxes	\$0	\$0	\$0	\$91,325	\$275,064	\$463,017	\$655,739	\$852,720	\$1,055,005	\$1,262,253	\$1,480,862	\$1,597,045	\$1,608,967	\$1,622,967	\$1,638,914	\$1,656,687	\$1,676,182
Property Transfer Taxes	\$0	\$0	\$0	\$47,626	\$100,578	\$111,640	\$123,526	\$134,981	\$146,652	\$158,393	\$173,474	\$131,433	\$83,146	\$84,809	\$86,505	\$88,236	\$90,000
MVLF Revenues	\$0	\$0	\$65,138	\$196,192	\$330,252	\$467,713	\$608,211	\$752,493	\$900,315	\$1,056,240	\$1,139,109	\$1,147,612	\$1,157,598	\$1,168,972	\$1,181,649	\$1,195,554	\$1,210,620
Sales and Use Tax	\$0	\$0	\$50,226	\$150,993	\$251,760	\$352,359	\$453,986	\$555,612	\$657,367	\$758,093	\$808,027	\$808,027	\$808,027	\$808,027	\$808,027	\$808,027	\$808,027
Other Revenues	\$0	\$0	\$25,676	\$76,967	\$128,258	\$179,548	\$231,560	\$283,572	\$335,584	\$397,596	\$413,009	\$413,009	\$413,009	\$413,009	\$413,009	\$413,009	\$413,009
Total Annual Revenues	\$0	\$0	\$141,041	\$563,103	\$1,085,910	\$1,574,277	\$2,073,023	\$2,579,378	\$3,094,923	\$3,622,574	\$4,014,480	\$4,097,127	\$4,070,747	\$4,097,785	\$4,128,104	\$4,161,513	\$4,197,838
Expenditures																	
Retail (SF)	\$0	\$0	\$0	\$0	\$0	\$0	\$8,478	\$16,957	\$25,435	\$33,914	\$33,914	\$33,914	\$33,914	\$33,914	\$33,914	\$33,914	\$33,914
Park (Acres)	\$0	\$0	\$5,838	\$17,504	\$29,169	\$40,835	\$52,500	\$64,165	\$75,831	\$87,496	\$93,268	\$93,268	\$93,268	\$93,268	\$93,268	\$93,268	\$93,268
Population (Persons)	\$0	\$0	\$69,193	\$207,269	\$345,345	\$483,421	\$621,497	\$759,573	\$897,649	\$1,035,725	\$1,104,608	\$1,104,608	\$1,104,608	\$1,104,608	\$1,104,608	\$1,104,608	\$1,104,608
Open Space (Acres)	\$0	\$0	\$801	\$2,400	\$3,999	\$6,265	\$7,864	\$9,463	\$11,063	\$12,662	\$13,454	\$13,454	\$13,454	\$13,454	\$13,454	\$13,454	\$13,454
Public Use (Acres)	\$0	\$0	\$892	\$2,674	\$4,456	\$42,875	\$44,657	\$46,439	\$48,221	\$50,003	\$50,885	\$50,885	\$50,885	\$50,885	\$50,885	\$50,885	\$50,885
Expenditures Allocated to DUs	\$0	\$0	\$33,321	\$99,814	\$166,307	\$232,800	\$299,293	\$365,786	\$432,279	\$498,772	\$531,944	\$531,944	\$531,944	\$531,944	\$531,944	\$531,944	\$531,944
(excl. Public Safety)																	
Public Safety Costs Alloc. to	\$0	\$0	\$140,742	\$421,594	\$702,446	\$983,298	\$1,264,150	\$1,545,002	\$1,825,855	\$2,106,707	\$2,246,817	\$2,246,817	\$2,246,817	\$2,246,817	\$2,246,817	\$2,246,817	\$2,246,817
Total Annual Expenditures	\$0	\$0	\$250,787	\$751,255	\$1,251,723	\$1,789,494	\$2,298,440	\$2,807,386	\$3,316,333	\$3,825,279	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888
Net Fiscal Impact	\$0	\$0	(\$109,746)	(\$188,152)	(\$165,812)	(\$215,216)	(\$225,417)	(\$228,008)	(\$221,409)	(\$202,705)	(\$60,408)	\$22,238	(\$4,141)	\$22,896	\$53,216	\$86,625	\$122,950

Source: HR&A

University Village 8 Alternative Scenario

Using the methodology described above, the Alternative Scenario is projected to generate annual fiscal revenues of approximately \$4.1 million in Year 17 (2030).

Similar to the Base Scenario, property taxes in the Alternative Scenario are the greatest source of revenues, followed by MVLF In-Lieu revenues. In 2030, property taxes and property transfer taxes combine to generate an estimated \$1.7 million annually. MVLF In-Lieu Fees are also based on growth in assessed value and are expected to generate approximately \$1.2 million in annual fiscal receipts in Year 17. Together, property-based taxes and MVLF In Lieu fees make up approximately 70 percent of anticipated revenues. Sales tax receipts are, similarly, expected to represent almost 20 percent of total annual fiscal revenue in Year 17 (2030).

The Alternative Scenario is projected to generate \$4.1 million in annual fiscal costs to the City of Chula Vista. Public safety at \$2.4 million (64% of costs in 2030), accounting for allocations from housing units and other land uses, remain the largest fiscal cost center in the City.

The project is not expected to have any positive fiscal contributions in the first 12 out of 15 years of absorption, 2016 to 2027 (Year 3 – Year 14), totaling to -\$1.7 million. Positive fiscal impacts are expected after 2027 (Year 14). In 2030 (Year 17), University Village 8 is expected to generate an annual positive net fiscal impact of approximately \$70,000 to the City of Chula Vista. With a similar absorption pattern to the Base Scenario, the Alternative Scenario follows a similar net impact trend relative to the Base Scenario. However, the Alternative Scenario includes a greater number of multi-family units than the Base Scenario, which have greater net costs relative to single-family units, and these are absorbed in later phases, they result in a greater number of years with annual net costs relative to the Base Scenario.

In the first year of absorption, 2016, there is an annual net fiscal cost of -\$109,000 which grows to -\$220,000 in 2021 (Year 8). Similar to the Base Scenario there is a step in annual net costs in Year 5 and Year 6 relative to previous years, as the costs related to the school are absorbed in 2019 (Year 6). Annual net fiscal costs decrease after 2021 (Year 8) as property tax revenues gradually increase and service costs for parks, CPF, and other acres stabilize after the program is fully absorbed in 2024 (Year 11). With positive net fiscal revenue of \$472, net fiscal impacts are approximately neutral in 2028 (Year 15). Annual net fiscal revenues grow to approximately \$70,000 by 2030 (Year 17).

Figure 16: University Village 8 East Fiscal Impact (Alternative Scenario)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
2014 Dollar Inflation Factor	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069
Revenues																	
Property Taxes	\$0	\$0	\$0	\$91,279	\$274,927	\$462,790	\$654,604	\$851,483	\$1,053,656	\$1,260,785	\$1,450,809	\$1,572,774	\$1,584,548	\$1,598,358	\$1,614,073	\$1,631,579	\$1,650,773
Property Transfer Taxes	\$0	\$0	\$0	\$47,626	\$100,578	\$111,640	\$123,104	\$134,696	\$146,363	\$158,097	\$158,250	\$132,498	\$81,575	\$83,207	\$84,871	\$86,569	\$88,300
MVLF Revenues	\$0	\$0	\$65,106	\$196,095	\$330,090	\$466,903	\$607,329	\$751,531	\$899,268	\$1,034,805	\$1,121,797	\$1,130,195	\$1,140,045	\$1,151,254	\$1,163,741	\$1,177,431	\$1,192,259
Sales and Use Tax	\$0	\$0	\$50,226	\$150,993	\$251,760	\$352,526	\$454,153	\$555,779	\$657,535	\$745,108	\$798,804	\$798,804	\$798,804	\$798,804	\$798,804	\$798,804	\$798,804
Other Revenues	\$0	\$0	\$26,924	\$80,703	\$134,482	\$188,261	\$242,762	\$297,262	\$351,762	\$394,431	\$413,009	\$413,009	\$413,009	\$413,009	\$413,009	\$413,009	\$413,009
Total Annual Revenues	\$0	\$0	\$142,257	\$566,697	\$1,091,836	\$1,582,120	\$2,081,952	\$2,590,752	\$3,108,584	\$3,593,225	\$3,942,669	\$4,047,279	\$4,017,981	\$4,044,632	\$4,074,498	\$4,107,391	\$4,143,144
Expenditures																	
Retail (SF)	\$0	\$0	\$0	\$0	\$0	\$0	\$8,478	\$16,957	\$25,435	\$33,914	\$33,914	\$33,914	\$33,914	\$33,914	\$33,914	\$33,914	\$33,914
Park (Acres)	\$0	\$0	\$6,124	\$18,358	\$30,593	\$42,827	\$55,062	\$67,296	\$79,531	\$88,789	\$92,406	\$92,406	\$92,406	\$92,406	\$92,406	\$92,406	\$92,406
Population (Persons)	\$0	\$0	\$69,193	\$207,269	\$345,345	\$483,421	\$621,497	\$759,573	\$897,649	\$1,021,762	\$1,104,608	\$1,104,608	\$1,104,608	\$1,104,608	\$1,104,608	\$1,104,608	\$1,104,608
Open Space (Acres)	\$0	\$0	\$847	\$2,540	\$4,233	\$6,593	\$8,286	\$9,979	\$11,672	\$12,953	\$13,454	\$13,454	\$13,454	\$13,454	\$13,454	\$13,454	\$13,454
Public Use (Acres)	\$0	\$0	\$944	\$2,831	\$4,717	\$43,241	\$45,127	\$47,014	\$48,900	\$50,327	\$50,885	\$50,885	\$50,885	\$50,885	\$50,885	\$50,885	\$50,885
Expenditures Allocated to DUs (excl. Public Safety)	\$0	\$0	\$33,321	\$99,814	\$166,307	\$232,800	\$299,293	\$365,786	\$432,279	\$492,048	\$531,944	\$531,944	\$531,944	\$531,944	\$531,944	\$531,944	\$531,944
Public Safety Costs Alloc. to DUs	\$0	\$0	\$140,742	\$421,594	\$702,446	\$983,298	\$1,264,150	\$1,545,002	\$1,825,855	\$2,078,306	\$2,246,817	\$2,246,817	\$2,246,817	\$2,246,817	\$2,246,817	\$2,246,817	\$2,246,817
Total Annual Expenditures	\$0	\$0	\$251,172	\$752,407	\$1,253,641	\$1,792,180	\$2,301,894	\$2,811,607	\$3,321,320	\$3,778,099	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026
Net Fiscal Impact	\$0	\$0	(\$108,915)	(\$185,710)	(\$161,805)	(\$210,060)	(\$219,942)	(\$220,855)	(\$212,737)	(\$184,874)	(\$131,358)	(\$26,747)	(\$56,045)	(\$29,395)	\$472	\$33,365	\$69,117

Source: HR&A

Appendices

Appendix A

Base Village 8 SPA

Table A-1
Proposed Land Uses

Land Use	Village 8 East		Village 8 East	
	SPA Base		SPA Alternative	
Single Family Residential Units	943	(117.1 Ac.)	840	(103.9 Ac.)
Multi-Family Residential Units	2,617	(55.70 Ac.)	2,720	(68.90 Ac.)
MF Attached - For Sale Townhomes	1,963	(32.3 Ac.)	2,040	(41.6 Ac.)
MF Attached - Rental Apartments	214	(13.9 Ac.)	240	(17.8 Ac.)
Mixed Use (Rental)	440	(9.50 Ac.)	440	(9.50 Ac.)
Commercial Square Feet (SF)	20,000		20,000	
Park Acres (Required) ¹	30.4		30.2	
CPF Acres	4.2		4.2	
School Acres	10.8		10.8	
Subtotal Developed Acres	218.2		218.0	
Public Open Space (includes Active Recreation)	33.8		33.8	
Preserve Acres	253.6		253.6	
Other Acres/ROW Acres	33.2		33.2	
Future Development Acres (<i>Excluded from Fiscal Analysis</i>)	8.1		8.1	
Total Acres	546.9		546.7	
Population				
Single Family Persons/DU@	3.24	3,055	2,722	
Multi Family Persons/DU@	3.24	8,479	8,813	
Total Est. Population		11,534	11,534	
Employment				
Retail SF/Emp	400	50	50	
Total Est. Employment		50	50	

¹The village will include 58.8 park acres, but the analysis evaluates the fiscal impacts of the required park acres, as shown.

Source: Otay Ranch New Homes, City of Chula Vista and HR&A

Table A-2
Proposed Land Use Absorption

Base Village 8 SPA																	
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Cumulative Land Use Program																	
Single Family Residential Units	0	0	59	177	295	413	531	649	767	885	943	943	943	943	943	943	943
Multi-Family Residential Units (Includes Multi-Use Residential)	0	0	164	491	818	1,145	1,472	1,799	2,126	2,453	2,617	2,617	2,617	2,617	2,617	2,617	2,617
MF Attached For-Sale	0	0	164	411	658	931	1,118	1,305	1,472	1,799	1,963	1,963	1,963	1,963	1,963	1,963	1,963
MF Attached Rental	0	0	0	80	160	214	214	214	214	214	214	214	214	214	214	214	214
Mixed Use (Rental)	0	0	0	0	0	0	140	280	440	440	440	440	440	440	440	440	440
Retail Commercial SF	0	0	0	0	0	0	5,000	10,000	15,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Parks	0.0	0.0	1.9	5.7	9.5	13.3	17.1	20.9	24.8	28.6	30.4	30.4	30.4	30.4	30.4	30.4	30.4
CPF	0.00	0.00	0.26	0.79	1.31	1.84	2.36	2.89	3.41	3.94	4.20	4.20	4.20	4.20	4.20	4.20	4.20
School	0.0	0.0	0.0	0.0	0.0	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8
Subtotal Developed Acres	0.0	0.0	13.0	38.9	64.9	101.6	127.6	153.5	179.5	205.4	218.2	218.2	218.2	218.2	218.2	218.2	218.2
Open Space (Public & Active Recreation)	0.0	0.0	2.0	6.0	10.0	15.7	19.8	23.8	27.8	31.8	33.8	33.8	33.8	33.8	33.8	33.8	33.8
Preserve	0.0	0.0	15.1	45.2	75.4	118.1	148.2	178.4	208.5	238.7	253.6	253.6	253.6	253.6	253.6	253.6	253.6
Other Acres/ROW	0.0	0.0	2.0	5.9	9.9	15.5	19.4	23.4	27.3	31.2	33.2	33.2	33.2	33.2	33.2	33.2	33.2
Total Acres	0.0	0.0	32.1	96.1	160.2	250.9	315.0	379.0	443.1	507.2	538.8	538.8	538.8	538.8	538.8	538.8	538.8
Cumulative Population																	
Single Family Persons/DU@	3.24	0	0	191	573	956	1,338	1,720	2,103	2,485	2,867	3,055	3,055	3,055	3,055	3,055	3,055
Multi Family Persons/DU@	3.24	0	0	531	1,591	2,650	3,710	4,769	5,829	6,888	7,948	8,479	8,479	8,479	8,479	8,479	8,479
Total Est. Population	0	0	0	723	2,164	3,606	5,048	6,490	7,932	9,373	10,815	11,534	11,534	11,534	11,534	11,534	11,534
Cumulative Employment																	
Retail SF/Emp@	400	0	0	0	0	0	13	25	38	50	50	50	50	50	50	50	50
Total Est. Employment	0	0	0	0	0	0	13	25	38	50	50	50	50	50	50	50	50
Source: Otay Ranch New Homes and HR&A																	

Source: Otay Ranch New Homes and HR&A

Table A-3
Chula Vista - Expenditure Real Inflation Adjustment¹

	2005	2006	2007	2008	2009	5 Year Average
Population	216,961	223,604	227,850	231,157	234,011	
Households	70,916	73,365	74,527	75,259	75,752	
City Staff	1,169	1,227	1,264	1,249	1,110	
Revenues (Actuals)	\$137,763,583	\$157,809,965	\$161,564,721	\$153,938,093	\$140,502,938	
Expenditures (Actuals)	\$142,195,531	\$160,826,968	\$166,056,406	\$155,021,736	\$140,365,277	
CPI (San Diego Area)	220.6	228.1	233.3	242.3	242.3	
Expenditure/Capita	\$655.40	\$719.25	\$728.80	\$670.63	\$599.82	
Revenues/Capita	\$634.97	\$705.76	\$709.08	\$665.95	\$600.41	
2009 CPI Adjustment Factor	1.10	1.06	1.04	1.00	1.00	
Exp/Cap in 2009 Dollars	\$719.87	\$764.02	\$756.91	\$670.63	\$599.82	
Rev/Cap in 2009 Dollars	\$697.43	\$749.69	\$736.44	\$665.95	\$600.41	
Expenditure Adjustment Factor	120%	127%	126%	112%	100%	117%
Revenue Adjustment Factor (Relative to 2009 Levels)	116%	125%	123%	111%	100%	115%

¹Provided by the City of Chula Vista

Source: City of Chula Vista and HR&A

Table A-5
Citywide Cost Factors by Function/Department¹

	Population (Per Person)	Retail (Per Acre)	Office (Per Acre)	Hotel (Per Acre)	Industrial (Per Acre)	Land Uses		Public Use (Per Acre)	Open Space (Per Acre)	Other (Per Acre)	Residential (Per DU)
						Parks (per acre)	Private				
Legislative and Administration											
City Council	\$2.00										
Boards and Commissions											
City Clerk	\$1.37	\$80.11	\$86.52	\$51.21	\$21.13						\$12.11
City Attorney	\$0.29										\$0.35
Administration	\$4.60										
Management and Information Services											
Human Resources											
Development and Maintenance Services											
Economic Development Function	\$0.00	\$301.43	\$325.55	\$192.68	\$79.51					\$0.00	
Planning and Building Services	\$0.00	\$203.44	\$219.57	\$130.70	\$55.00					\$31.70	\$30.69
Engineering		\$274.44	\$145.29	\$64.57	\$27.44		\$15.53			\$16.85	\$3.07
Public Works		\$5,914.17	\$3,131.03	\$1,391.57	\$591.42		\$69.58	\$347.89		\$347.89	\$68.43
General Services											
Public Safety											
Police (Excluding Residential)	\$11.01	\$6,836.27	\$6,836.27	\$6,836.27	\$1,006.09			\$2,202.49		\$2,202.49	
Fire (Excluding Residential)	\$1.05	\$2,917.22	\$2,917.22	\$2,917.22	\$396.88	\$160.46		\$160.46	\$160.46	\$160.46	
Culture and Leisure											
Parks and Recreation	\$18.90										\$4.77
Library	\$37.32										
Nature Center											
Sub-Total Unit Cost	\$76.53	\$16,527.08	\$13,661.45	\$11,584.21	\$2,177.48	\$160.46	\$2,448.06	\$2,710.85	\$160.46	\$2,759.40	\$119.40
Acre to SF Density Adjustment Factors		0.00008									
Total - Density Adjusted Unit Costs	\$76.53	\$1.36	\$13,661.45	\$11,584.21	\$2,177.48	\$160.46	\$2,448.06	\$2,710.85	\$160.46	\$2,759.40	\$119.40

¹All Cost Factors and Subtotal Cost factors provided by the City

Source: City of Chula Vista and HRA&A

Table A-6
Dwelling Unit Public Safety Costs

Base Village 8 SPA																	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Project Residential Units	0	0	223	668	1,113	1,558	2,003	2,448	2,893	3,338	3,560	3,560	3,560	3,560	3,560	3,560	3,560
Current Service Costs																	
Police Service Costs/ DU	\$293.70																
Fire Service Costs/ DU	\$210.64																
Annual Public Safety (Allocated to Project Dwelling Units)																	
Police	\$0	\$0	\$65,495	\$196,192	\$326,888	\$457,585	\$588,281	\$718,978	\$849,674	\$980,371	\$1,045,572	\$1,045,572	\$1,045,572	\$1,045,572	\$1,045,572	\$1,045,572	\$1,045,572
Fire	\$0	\$0	\$46,973	\$140,708	\$234,442	\$328,177	\$421,912	\$515,647	\$609,382	\$703,116	\$749,878	\$749,878	\$749,878	\$749,878	\$749,878	\$749,878	\$749,878
Total Annual Public Safety Costs	\$0	\$0	\$112,468	\$336,899	\$561,330	\$785,762	\$1,010,193	\$1,234,624	\$1,459,056	\$1,683,487	\$1,795,450	\$1,795,450	\$1,795,450	\$1,795,450	\$1,795,450	\$1,795,450	\$1,795,450

Source: City of Chula Vista and HR&A

Table A-7
City of Chula Vista - Discretionary Revenues (Based on the FY 2009 Amended Budget)

Non-Departmental Revenue Categories	Discretionary Revenues		Program Revenues (Estimate)	Net Revenues	Revenue Distribution	
	Amended	Budget 2009			Fixed Revenues	Variable Revenues
Property Taxes						
Current Taxes - Secured		\$28,363,165		\$28,363,165		\$28,363,165
State Secured - Unitary		\$300,000		\$300,000		\$300,000
Current Taxes - Unsecured		\$979,200		\$979,200		\$979,200
Delinquent Taxes		\$590,000		\$590,000		\$590,000
<i>Subtotal</i>		<i>\$30,232,365</i>	<i>\$0</i>	<i>\$30,232,365</i>	<i>\$0</i>	<i>\$30,232,365</i>
Other Local Taxes						
Sales and Use Taxes		\$29,677,977		\$29,677,977		\$29,677,977
Franchise Fees		\$8,732,093		\$8,732,093		\$8,732,093
Utility Taxes		\$7,122,095		\$7,122,095		\$7,122,095
Business License Tax		\$1,322,847		\$1,322,847		\$1,322,847
Transient Occupancy Taxes		\$2,752,514		\$2,752,514		\$2,752,514
Real Property Transfer Tax		\$841,402		\$841,402		\$841,402
<i>Subtotal</i>		<i>\$50,448,928</i>	<i>\$0</i>	<i>\$50,448,928</i>	<i>\$0</i>	<i>\$50,448,928</i>
Use of Money and Property						
<i>Subtotal</i>		<i>\$4,163,212</i>	<i>\$0</i>	<i>\$4,163,212</i>	<i>\$4,163,212</i>	<i>\$0</i>
Revenues from other Agencies						
Sales Tax: Public Safety Augment		\$875,347		\$875,347		\$875,347
State Homeowners Property Tax Relief		\$282,800		\$282,800		\$282,800
State Motor Vehicle Licenses		\$20,215,866		\$20,215,866		\$20,215,866
Other Revenues from other Agencies		\$4,324,532		\$4,324,532		\$4,324,532
<i>Subtotal</i>		<i>\$25,698,545</i>		<i>\$25,698,545</i>		<i>\$25,698,545</i>
Charges for Services ¹						
<i>Subtotal</i>		<i>\$8,854,774</i>	<i>\$0</i>	<i>\$8,854,774</i>	<i>\$8,854,774</i>	<i>\$0</i>
Other Revenues (less CIP) ²						
<i>Subtotal</i>		<i>\$10,580,609</i>	<i>\$0</i>	<i>\$10,580,609</i>	<i>\$10,580,609</i>	<i>\$0</i>
Transfers In						
<i>Subtotal</i>		<i>\$12,272,473</i>	<i>\$0</i>	<i>\$12,272,473</i>	<i>\$12,272,473</i>	<i>\$0</i>
Total Discretionary Revenues (Less CIP Transfers)		\$142,250,906	\$0	\$142,250,906	\$35,871,068	\$106,379,838

¹Includes Licenses and Permits

²Other Revenue excludes funds from the CIP fund. Fines, Forfeitures, and Penalties are included in this category.

Source: City of Chula Vista

Table A-8
Chula Vista - Other Discretionary Revenue Allocation Factors (Based on 2009 Information)

2009 Citywide Conditions	
Population	226,694
Dwelling Units	78,615
Employees	71,153

Land Uses	Developed Acres	Employees (estimated)	AV Share (Estimates)
Commercial (Retail and Office)	2,048	46,842	25%
Industrial	917	21,162	8%
Residential	9,565		67%
Subtotal Taxable	12,530	68,004	
Other (Parks, Public/Quasi-public, Open Space)	7,171	3,149	
Total	19,702	71,153	

Incremental Revenue Factors by Development Unit

Revenue Category	2009 Revenues	Allocation Method	Share	Allocation Units
Property Taxes				
Current Taxes - Secured	\$28,363,165	Calculated Separately		
State Secured - Unitary	\$300,000	Commercial AV	25%	\$36.61 Acres
		Industrial AV	8%	\$26.17 Acres
		Residential AV	67%	\$21.01 Acres
Current Taxes - Unsecured	\$979,200	Commercial AV	25%	\$119.51 Acres
		Industrial AV	8%	\$85.42 Acres
		Residential AV	67%	\$68.59 Acres
Delinquent Taxes	\$590,000	Commercial AV	25%	\$72.01 Acres
		Industrial AV	8%	\$51.47 Acres
		Residential AV	67%	\$41.33 Acres
Other Local Taxes				
Sales and Use Taxes	\$29,677,977	Calculated Separately		
Franchise Fees ¹	\$8,732,093	Commercial Land	7%	\$298.40 Acres
		Industrial Land	3%	\$285.66 Acres
		Residential Land	90%	\$821.63 Acres
Utility Taxes ¹ with Adjustment	\$7,122,095	Commercial Land	9%	\$312.92 Acres
		Industrial Land	4%	\$310.65 Acres
		Residential Land	87%	\$647.80 Acres
Business License Tax	\$1,322,847	Employees (Non-Public)		\$19.45 Employees
Transient Occupancy Taxes	\$2,752,514	Not Included		
Real Property Transfer Tax	\$841,402	Calculated Separately		
Revenues from Other Agencies				
Sales Tax: Public Safety Augment	\$875,347	People		\$3.86 Person
State Homeowners Property Tax Relief	\$282,800	Dwelling Units		\$3.60 DU
State Motor Vehicle Licenses	\$20,215,866	Calculated Separately		
Total Discretionary Revenues	\$102,055,306			

Summary of Other Discretionary Revenue Factors

Commercial (Acres)	\$839.44
Retail Commercial (SF)	\$0.07
Industrial (Acres)	\$759.37
Residential (Acres)	\$1,600.36
Residential (DU)	\$3.60
Employees	\$19.45
Population	\$3.86

¹ As presented in SPA Fiscal Impact Framework, allocation share by land use based on FIND model estimates

² Utility User's Tax has been adjusted to account for the failed passage of Utility User's Tax ballot measure. Utility Users tax will be lower by 46 percent going forward.

Table A-9
Projected Program Assessed Value

Base Village 8 SPA																		
Cumulative Program Assessed Value	Est. Assessed Value Per Unit	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
		(Millions \$)																
Land Use																		
Single Family Residential Units	\$472,000	\$0.0	\$0.0	\$27.8	\$83.5	\$139.2	\$194.9	\$250.6	\$306.3	\$362.0	\$417.7	\$445.1	\$445.1	\$445.1	\$445.1	\$445.1	\$445.1	\$445.1
MF For-Sale	\$305,000	0.0	0.0	50.0	125.4	200.7	284.0	341.0	398.0	449.0	548.7	598.7	\$598.7	\$598.7	\$598.7	\$598.7	\$598.7	\$598.7
Total For Sale Product		\$0.0	\$0.0	\$77.9	\$208.9	\$339.9	\$478.9	\$591.6	\$704.4	\$811.0	\$966.4	\$1,043.8	\$1,043.8	\$1,043.8	\$1,043.8	\$1,043.8	\$1,043.8	\$1,043.8
Rental Residential - MF Attached and Mixed Use	\$280,000	\$0.0	\$0.0	\$0.0	\$22.4	\$44.8	\$59.9	\$99.1	\$138.3	\$183.1	\$183.1	\$183.1	\$183.1	\$183.1	\$183.1	\$183.1	\$183.1	\$183.1
Mixed Use Retail Commercial SF	\$214	0.0	0.0	0.0	0.0	0.0	0.0	1.1	2.1	3.2	4.3	4.3	\$4.3	\$4.3	\$4.3	\$4.3	\$4.3	\$4.3
Total Income Generating Product		\$0.0	\$0.0	\$0.0	\$22.4	\$44.8	\$59.9	\$100.2	\$140.5	\$186.3	\$187.4	\$187.4	\$187.4	\$187.4	\$187.4	\$187.4	\$187.4	\$187.4
Total Assessed Value		\$0.0	\$0.0	\$77.9	\$231.3	\$384.7	\$538.8	\$691.8	\$844.8	\$997.3	\$1,153.8	\$1,231.2	\$1,231.2	\$1,231.2	\$1,231.2	\$1,231.2	\$1,231.2	\$1,231.2
Source: HR&A																		

Source: HR&A

Table A-10
Property Tax Estimate

Base Village 8 SPA																	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
	(Value)																
Annual For Sale Product AV (Millions)	\$0.0	\$0.0	\$77.9	\$131.0	\$131.0	\$139.0	\$112.7	\$112.7	\$106.6	\$155.4	\$77.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Annual Income Generating Product AV (Millions)	\$0.0	\$0.0	\$0.0	\$22.4	\$22.4	\$15.1	\$40.3	\$40.3	\$45.9	\$1.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Appreciation Factor:	Annual Rate	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16
Real Appreciation Rate	2.00%	100%	102%	104%	106%	108%	110%	113%	115%	117%	120%	122%	124%	127%	129%	132%	135%
Proposition 13 AV Limitation less Inflation of 2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Residential Annual Turnover Rate	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Commercial Turnover Rate	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
For Sale Residential Product																	
Year Property First Sold:	Yr 1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
	Yr 2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
	Yr 3	\$81.01		\$81.2	\$81.5	\$81.9	\$82.5	\$83.2	\$84.0	\$84.9	\$85.9	\$87.0	\$88.2	\$89.4	\$90.8	\$92.2	\$93.6
	Yr 4			\$139.1	\$139.3	\$139.9	\$140.6	\$141.6	\$142.8	\$144.2	\$145.7	\$147.5	\$149.3	\$151.3	\$153.5	\$155.8	\$158.2
	Yr 5				\$141.8	\$142.1	\$142.7	\$143.4	\$144.5	\$145.7	\$147.1	\$148.7	\$150.4	\$152.3	\$154.4	\$156.6	\$158.9
	Yr 6					\$153.4	\$153.7	\$154.3	\$155.2	\$156.3	\$157.6	\$159.1	\$160.8	\$162.7	\$164.8	\$167.0	\$169.4
	Yr 7						\$127.0	\$127.2	\$127.7	\$128.4	\$129.3	\$130.4	\$131.6	\$133.1	\$134.6	\$136.3	\$138.2
	Yr 8							\$129.5	\$129.8	\$130.2	\$131.0	\$131.9	\$133.0	\$134.3	\$135.7	\$137.3	\$139.1
	Yr 9								\$124.9	\$125.2	\$125.7	\$126.4	\$127.2	\$128.3	\$129.6	\$130.9	\$132.5
	Yr 10									\$185.8	\$186.1	\$186.8	\$187.9	\$189.2	\$190.8	\$192.6	\$194.7
	Yr 11										\$94.35	\$94.53	\$94.90	\$95.42	\$96.09	\$96.90	\$97.83
	Yr 12											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Yr 13											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Yr 14												\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Yr 15													\$0.00	\$0.00	\$0.00	\$0.00
	Yr 16														\$0.00	\$0.00	\$0.00
	Yr 17															\$0.00	\$0.00
For Sale Residential Assessed Value (Millions)	\$0.0	\$0.0	\$81.0	\$220.2	\$362.6	\$517.3	\$646.5	\$779.3	\$908.8	\$1,100.6	\$1,202.7	\$1,212.2	\$1,223.4	\$1,236.1	\$1,250.2	\$1,265.7	\$1,282.4



Table A-10
Property Tax Estimate (Cont.)

Base Village 8 SPA																		
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	
	(Value)																	
Annual For Sale Product AV (Millions)	\$0.0	\$0.0	\$77.9	\$131.0	\$131.0	\$139.0	\$112.7	\$112.7	\$106.6	\$155.4	\$77.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
Annual Income Generating Product AV (Millions)	\$0.0	\$0.0	\$0.0	\$22.4	\$22.4	\$15.1	\$40.3	\$40.3	\$45.9	\$1.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
Appreciation Factor:	Annual Rate	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17
Real Appreciation Rate	2.00%	100%	102%	104%	106%	108%	110%	113%	115%	117%	120%	122%	124%	127%	129%	132%	135%	137%
Proposition 13 AV Limitation less Inflation of 2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Residential Annual Turnover Rate	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Commercial Turnover Rate	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Commercial and Rental Residential Product																		
Year Property First Sold:	Yr 1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
	Yr 2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
	Yr 3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
	Yr 4	\$23.77	\$23.8	\$23.8	\$23.8	\$23.8	\$23.9	\$24.0	\$24.1	\$24.2	\$24.4	\$24.6	\$24.6	\$24.8	\$25.0	\$25.2	\$25.5	\$25.7
	Yr 5	\$24.25	\$24.3	\$24.3	\$24.3	\$24.3	\$24.3	\$24.4	\$24.5	\$24.6	\$24.7	\$24.9	\$24.9	\$25.1	\$25.3	\$25.5	\$25.7	\$26.0
	Yr 6	\$16.69	\$16.7	\$16.7	\$16.7	\$16.69	\$16.7	\$16.7	\$16.8	\$16.9	\$16.9	\$17.0	\$17.0	\$17.1	\$17.3	\$17.4	\$17.5	\$17.7
	Yr 7	\$45.35	\$45.35	\$45.35	\$45.35	\$45.35	\$45.35	\$45.4	\$45.5	\$45.6	\$45.8	\$46.0	\$46.0	\$46.3	\$46.5	\$46.9	\$47.2	\$47.6
	Yr 8	\$46.25	\$46.25	\$46.25	\$46.25	\$46.25	\$46.25	\$46.3	\$46.3	\$46.4	\$46.5	\$46.7	\$46.7	\$46.9	\$47.2	\$47.5	\$47.8	\$48.2
	Yr 9	\$53.74	\$53.74	\$53.74	\$53.74	\$53.74	\$53.74	\$53.8	\$53.74	\$53.8	\$53.90	\$54.06	\$54.06	\$54.26	\$54.52	\$54.82	\$55.16	\$55.55
	Yr 10	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.28	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3
	Yr 11	\$0.00	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.00	\$0.00	\$0.00	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
	Yr 12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Yr 13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Yr 14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Yr 15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Yr 16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Yr 17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Commercial and Rental Residential Assessed Value (Millions)	\$0.0	\$0.0	\$0.0	\$23.8	\$48.0	\$64.8	\$110.3	\$156.8	\$210.9	\$212.8	\$213.6	\$214.5	\$215.7	\$217.0	\$218.5	\$220.2	\$222.1	\$222.1
Total Assessed Value (Residential and Commercial) (Millions)	\$0.0	\$0.0	\$81.0	\$244.0	\$410.7	\$582.1	\$756.8	\$936.1	\$1,119.7	\$1,313.4	\$1,416.3	\$1,426.8	\$1,439.1	\$1,453.1	\$1,468.7	\$1,485.9	\$1,504.5	\$1,504.5
Less Base Assessed Value	0.0	0.0	(0.7)	(2.1)	(3.4)	(5.4)	(6.7)	(8.1)	(9.5)	(10.8)	(11.5)	(11.5)	(11.5)	(11.5)	(11.5)	(11.5)	(11.5)	(11.5)
Incremental AV (Residential and Commercial) (Millions)	\$0.0	\$0.0	\$80.3	\$241.9	\$407.3	\$576.8	\$750.1	\$928.0	\$1,110.3	\$1,302.6	\$1,404.8	\$1,415.2	\$1,427.6	\$1,441.6	\$1,457.2	\$1,474.4	\$1,492.9	\$1,492.9
Total Incremental Property Taxes Collected ¹	1.00%	\$0	\$0	\$803,292	\$2,419,453	\$4,072,688	\$5,767,864	\$7,500,504	\$9,279,794	\$11,102,740	\$13,025,621	\$14,047,569	\$14,152,430	\$14,275,579	\$14,415,843	\$14,572,178	\$14,743,654	\$14,743,654
Property Tax Share to the City	10.636%	\$0	\$0	\$85,441	\$257,341	\$433,184	\$613,489	\$797,778	\$987,029	\$1,180,923	\$1,385,447	\$1,494,145	\$1,505,298	\$1,518,396	\$1,533,315	\$1,549,944	\$1,568,182	\$1,568,182

¹With a year lag to account for property tax receipt to the City.

Table A-11
Annual Property Transfer Tax Estimate

Base Village 8 SPA

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Annual For Sale Product AV (Millions)	\$0.0	\$0.0	\$77.9	\$131.0	\$131.0	\$139.0	\$112.7	\$112.7	\$106.6	\$155.4	\$77.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Annual Income Generating Product AV (Millions)	\$0.0	\$0.0	\$0.0	\$22.4	\$22.4	\$15.1	\$40.3	\$40.3	\$45.9	\$1.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Appreciation Factor:	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17
Real Appreciation Rate	100%	102%	104%	106%	108%	110%	113%	115%	117%	120%	122%	124%	127%	129%	132%	135%	137%
Residential Annual Turnover Rate	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Commercial Turnover Rate	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
For Sale Residential Product																	
Year Property First Sold:																	
Yr 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Yr 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Yr 3			\$44,558	\$4,545	\$4,636	\$4,728	\$4,823	\$4,920	\$5,018	\$5,118	\$5,221	\$5,325	\$5,432	\$5,540	\$5,651	\$5,764	\$5,879
Yr 4				\$76,478	\$7,801	\$7,957	\$8,116	\$8,278	\$8,444	\$8,613	\$8,785	\$8,961	\$9,140	\$9,323	\$9,509	\$9,699	\$9,893
Yr 5					\$78,008	\$7,957	\$8,116	\$8,278	\$8,444	\$8,613	\$8,785	\$8,961	\$9,140	\$9,323	\$9,509	\$9,699	\$9,893
Yr 6						\$84,383	\$8,607	\$8,779	\$8,955	\$9,134	\$9,317	\$9,503	\$9,693	\$9,887	\$10,085	\$10,286	\$10,492
Yr 7							\$69,824	\$7,122	\$7,265	\$7,410	\$7,558	\$7,709	\$7,863	\$8,021	\$8,181	\$8,345	\$8,512
Yr 8								\$71,221	\$7,265	\$7,410	\$7,558	\$7,709	\$7,863	\$8,021	\$8,181	\$8,345	\$8,512
Yr 9									\$68,714	\$7,009	\$7,149	\$7,292	\$7,438	\$7,587	\$7,738	\$7,893	\$8,051
Yr 10										\$102,165	\$10,421	\$10,629	\$10,842	\$11,059	\$11,280	\$11,505	\$11,736
Yr 11											\$51,890	\$5,293	\$5,399	\$5,507	\$5,617	\$5,729	\$5,844
Yr 12												\$0	\$0	\$0	\$0	\$0	\$0
Yr 13													\$0	\$0	\$0	\$0	\$0
Yr 14														\$0	\$0	\$0	\$0
Yr 15															\$0	\$0	\$0
Yr 16																\$0	\$0
Yr 17																	\$0
For Sale Residential Property Transfer Taxes	\$0	\$0	\$44,558	\$81,023	\$90,444	\$105,025	\$99,486	\$108,598	\$114,104	\$155,471	\$116,683	\$71,382	\$72,809	\$74,265	\$75,751	\$77,266	\$78,811

Table A-11
Annual Property Transfer Tax Estimate (Cont.)

Base Village 8 SPA																	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Annual For Sale Product AV (Millions)	\$0.0	\$0.0	\$77.9	\$131.0	\$131.0	\$139.0	\$112.7	\$112.7	\$106.6	\$155.4	\$77.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Annual Income Generating Product AV (Millions)	\$0.0	\$0.0	\$0.0	\$22.4	\$22.4	\$15.1	\$40.3	\$40.3	\$45.9	\$1.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Appreciation Factor:	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17
Real Appreciation Rate	100%	102%	104%	106%	108%	110%	113%	115%	117%	120%	122%	124%	127%	129%	132%	135%	137%
Residential Annual Turnover Rate	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Commercial Turnover Rate	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Commercial and Rental Residential Product																	
Year Property First Sold:	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
				\$13,074	\$667	\$680	\$694	\$708	\$722	\$736	\$751	\$766	\$781	\$797	\$813	\$829	\$846
					\$13,336	\$680	\$694	\$708	\$722	\$736	\$751	\$766	\$781	\$797	\$813	\$829	\$846
						\$9,182	\$468	\$478	\$487	\$497	\$507	\$517	\$527	\$538	\$549	\$560	\$571
							\$24,941	\$1,272	\$1,297	\$1,323	\$1,350	\$1,377	\$1,404	\$1,432	\$1,461	\$1,490	\$1,520
								\$25,440	\$1,297	\$1,323	\$1,350	\$1,377	\$1,404	\$1,432	\$1,461	\$1,490	\$1,520
									\$29,558	\$1,507	\$1,538	\$1,568	\$1,600	\$1,632	\$1,664	\$1,698	\$1,732
										\$702	\$36	\$37	\$37	\$38	\$39	\$40	\$40
											\$0	\$0	\$0	\$0	\$0	\$0	\$0
											\$0	\$0	\$0	\$0	\$0	\$0	\$0
												\$0	\$0	\$0	\$0	\$0	\$0
													\$0	\$0	\$0	\$0	\$0
														\$0	\$0	\$0	\$0
															\$0	\$0	\$0
																\$0	\$0
Commercial and Rental Residential Property Transfer Tax	\$0	\$0	\$0	\$13,074	\$14,002	\$10,542	\$26,797	\$28,605	\$34,083	\$6,825	\$6,282	\$6,407	\$6,536	\$6,666	\$6,800	\$6,936	\$7,074
Total	\$0.0	\$0.0	\$44,557.6	\$94,097.1	\$104,446.6	\$115,567.1	\$126,283.4	\$137,203.2	\$148,187.0	\$162,296.3	\$122,964.7	\$77,789.0	\$79,344.8	\$80,931.7	\$82,550.4	\$84,201.4	\$85,885.4
Total Annual Property Taxes to the City	\$0	\$0	\$0	\$44,558	\$94,097	\$104,447	\$115,567	\$126,283	\$137,203	\$148,187	\$162,296	\$122,965	\$77,789	\$79,345	\$80,932	\$82,550	\$84,201

Source: HRA

Table A-12
Motor Vehicle License Fee Estimates

Base Village 8 SPA																	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Motor Vehicle In Lieu Fee (MVLF) Adjustment																	
Base Year (2004) Assessed Valuation of the City (Millions)	\$15,596																
Base Year (2004) Motor Vehicle In Lieu Fee Adjustment (Millions)	\$11.8																
Cumulative AV of New Development (Millions)	\$0.0	\$0.0	\$81.0	\$244.0	\$410.7	\$582.1	\$756.8	\$936.1	\$1,119.7	\$1,313.4	\$1,416.3	\$1,426.8	\$1,439.1	\$1,453.1	\$1,468.7	\$1,485.9	\$1,504.5
AV Adjustment of Base Value (Millions)	\$0.0	\$0.0	(\$0.7)	(\$2.1)	(\$3.4)	(\$5.4)	(\$6.7)	(\$8.1)	(\$9.5)	(\$10.8)	(\$11.5)	(\$11.5)	(\$11.5)	(\$11.5)	(\$11.5)	(\$11.5)	(\$11.5)
Adjusted Cumulative AV Development (Millions)	\$0.0	\$0.0	\$80.3	\$241.9	\$407.3	\$576.8	\$750.1	\$928.0	\$1,110.3	\$1,302.6	\$1,404.8	\$1,415.2	\$1,427.6	\$1,441.6	\$1,457.2	\$1,474.4	\$1,492.9
Cumulative Citywide AV Growth (Millions)	\$15,596	\$15,596	\$15,677	\$15,838	\$16,003	\$16,173	\$16,346	\$16,524	\$16,706	\$16,899	\$17,001	\$17,011	\$17,024	\$17,038	\$17,053	\$17,071	\$17,089
Percent Increase in AV	0.00%	0.00%	0.52%	1.55%	2.61%	3.70%	4.81%	5.95%	7.12%	8.35%	9.01%	9.07%	9.15%	9.24%	9.34%	9.45%	9.57%
Cumulative MVLF generated by the Project	\$0	\$0	\$60,941	\$183,551	\$308,973	\$437,577	\$569,023	\$704,008	\$842,306	\$988,184	\$1,065,714	\$1,073,669	\$1,083,012	\$1,093,653	\$1,105,513	\$1,118,522	\$1,132,617
Total Annual MVLF Fees	\$0	\$0	\$60,941	\$183,551	\$308,973	\$437,577	\$569,023	\$704,008	\$842,306	\$988,184	\$1,065,714	\$1,073,669	\$1,083,012	\$1,093,653	\$1,105,513	\$1,118,522	\$1,132,617

¹ As presented in the SPA Fiscal Impact Framework

Source: City of Chula Vista and HRA

Table A-13
Estimated Onsite Retail Sales Tax

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Base Village 8 SPA																		
Average Est. HH Income ¹	\$109,000																	
Single Family Units																		
Multi Family Units																		
MF Detached	\$75,000																	
Rental Apartments	\$77,400																	
MF Mixed Use - Rental	\$77,400																	
Households																		
Single Family Units		0	0	59	177	295	413	531	649	767	885	943	943	943	943	943	943	943
Multi Family Units		0	0	164	411	658	931	1,118	1,305	1,472	1,799	1,963	1,963	1,963	1,963	1,963	1,963	1,963
MF Detached		0	0	0	80	160	214	214	214	214	214	214	214	214	214	214	214	214
Rental Townhomes		0	0	0	0	0	0	140	280	440	440	440	440	440	440	440	440	440
MF Mixed Use		0	0	0	0	0	0	1,558	2,448	2,893	3,338	3,560	3,560	3,560	3,560	3,560	3,560	3,560
Total Units		0	0	223	668	1,113	1,558	2,003	2,448	2,893	3,338	3,560	3,560	3,560	3,560	3,560	3,560	3,560
Employees		0	0	0	0	0	0	13	25	38	50	50	50	50	50	50	50	50
Aggregate HH Income		\$0	\$0	\$18,731,000	\$56,310,000	\$93,889,000	\$131,405,600	\$169,128,600	\$206,851,600	\$244,622,600	\$282,009,600	\$300,631,600	\$300,631,600	\$300,631,600	\$300,631,600	\$300,631,600	\$300,631,600	\$300,631,600
Average Annual Income/HH		\$0	\$0	\$83,996	\$84,296	\$84,357	\$84,342	\$84,438	\$84,498	\$84,557	\$84,485	\$84,447	\$84,447	\$84,447	\$84,447	\$84,447	\$84,447	\$84,447
Countywide Income/HH ²																		
Countywide Retail Exp/HH ³	\$83,935																	
Retail Expenditure/HH Adj. Factor for SPA	\$36,583																	
Avg. Retail Expenditure/HH		0%	0%	100%	100%	101%	100%	101%	101%	101%	101%	101%	101%	101%	101%	101%	101%	101%
		\$0	\$0	\$36,610	\$36,741	\$36,767	\$36,761	\$36,802	\$36,829	\$36,854	\$36,823	\$36,806	\$36,806	\$36,806	\$36,806	\$36,806	\$36,806	\$36,806
Gross Retail Sales of SPA Residents																		
Community Center	33%	\$0	\$0	\$2,694,106	\$8,099,146	\$13,504,186	\$18,900,251	\$24,326,003	\$29,751,755	\$35,184,410	\$40,561,835	\$43,240,263	\$43,240,263	\$43,240,263	\$43,240,263	\$43,240,263	\$43,240,263	\$43,240,263
Regional Center	20%	0	0	1,632,791	4,908,573	8,184,355	11,454,698	14,743,032	18,031,366	21,323,885	24,582,930	26,206,220	26,206,220	26,206,220	26,206,220	26,206,220	26,206,220	26,206,220
Super Regional Center	4%	0	0	326,558	981,715	1,636,871	2,290,940	2,948,606	3,606,273	4,264,777	4,916,586	5,241,244	5,241,244	5,241,244	5,241,244	5,241,244	5,241,244	5,241,244
Other Centers	7%	0	0	571,477	1,718,001	2,864,524	4,009,144	5,160,061	6,310,978	7,463,360	8,604,026	9,172,177	9,172,177	9,172,177	9,172,177	9,172,177	9,172,177	9,172,177
	36%	0	0	2,939,025	8,835,432	14,731,859	20,618,456	26,537,458	32,456,459	38,382,993	44,249,274	47,171,196	47,171,196	47,171,196	47,171,196	47,171,196	47,171,196	47,171,196
Onsite Capture																		
Neighborhood Center	10%	\$0	\$0	\$269,411	\$809,915	\$1,350,419	\$1,890,025	\$2,432,600	\$2,975,175	\$3,518,441	\$4,056,183	\$4,324,026	\$4,324,026	\$4,324,026	\$4,324,026	\$4,324,026	\$4,324,026	\$4,324,026
Community Center	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Regional Center	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Super Regional Center	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Centers	5%	\$0	\$0	\$146,951	\$441,772	\$736,592	\$1,030,923	\$1,326,873	\$1,622,823	\$1,919,150	\$2,212,464	\$2,358,560	\$2,358,560	\$2,358,560	\$2,358,560	\$2,358,560	\$2,358,560	\$2,358,560
Gross Retail Sales from SPA Employees																		
Annual Expenditure/Employee	\$1,175																	
Onsite Capture																		
Neighborhood Center	30%	\$0	\$0	\$0	\$0	\$0	\$0	\$4,406	\$8,813	\$13,219	\$17,625	\$17,625	\$17,625	\$17,625	\$17,625	\$17,625	\$17,625	\$17,625
Community Center	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Regional Center	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Super Regional Center	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centers	10%	0	0	0	0	0	0	1,469	2,938	4,406	5,875	5,875	5,875	5,875	5,875	5,875	5,875	5,875
Total Taxable Retail Sales																		
% Taxable		\$0	\$0	\$172,423	\$518,345	\$864,268	\$1,209,616	\$1,559,684	\$1,909,752	\$2,260,262	\$2,607,237	\$2,778,657	\$2,778,657	\$2,778,657	\$2,778,657	\$2,778,657	\$2,778,657	\$2,778,657
Neighborhood Center	64%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Community Center	77%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Regional Center	97%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Super Regional Center	100%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centers	97%	0	0	142,543	428,518	714,494	999,995	1,288,491	1,576,988	1,865,849	2,151,789	2,293,502	2,293,502	2,293,502	2,293,502	2,293,502	2,293,502	2,293,502
Total Taxable Retail Sales		\$0	\$0	\$314,965	\$946,864	\$1,578,762	\$2,209,611	\$2,848,176	\$3,486,740	\$4,126,111	\$4,759,026	\$5,072,159	\$5,072,159	\$5,072,159	\$5,072,159	\$5,072,159	\$5,072,159	\$5,072,159
Annual Sales Taxes to the City @	1%	\$0	\$0	\$3,150	\$9,469	\$15,788	\$22,096	\$28,482	\$34,867	\$41,261	\$47,590	\$50,722	\$50,722	\$50,722	\$50,722	\$50,722	\$50,722	\$50,722

¹Derived based on estimate of mortgage payment as 25% of income and 15 to 20 percent down. Rental income assumes 30 percent of income spent on rent.

²American Community Survey 2009

³Board of Equalization 2009 Annual Data per county capita

Source: City of Chula Vista and HRA

Table A-15
Village 8 Base Scenario - Revenue Summary (2009 \$)

Base Village 8 SPA																		
Revenue Drivers		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Population(Persons)		0	0	723	2,164	3,606	5,048	6,490	7,932	9,373	10,815	11,534	11,534	11,534	11,534	11,534	11,534	11,534
Private Employment (Employees)		0	0	0	0	0	0	13	25	38	50	50	50	50	50	50	50	50
Dwelling Units		0	0	223	668	1,113	1,558	2,003	2,448	2,893	3,338	3,560	3,560	3,560	3,560	3,560	3,560	3,560
Retail Commercial (SF)		0	0	0	0	0	0	5,000	10,000	15,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Residential Land (Acres)		0	0	10.8	32.4	54.0	75.7	97.3	118.9	140.5	162.1	172.8	172.8	172.8	172.8	172.8	172.8	172.8
Revenue Factors																		
Annual Revenues		115%	115%	115%	115%	115%	115%	115%	115%	115%	115%	115%	115%	115%	115%	115%	115%	115%
Revenue Adjustment Factor																		
Population(Persons)		\$3.86	\$0	\$3,206	\$9,604	\$16,002	\$22,400	\$28,798	\$35,195	\$41,593	\$47,991	\$51,183	\$51,183	\$51,183	\$51,183	\$51,183	\$51,183	\$51,183
Private Employment (Employees)		\$19.45	\$0	\$0	\$0	\$0	\$0	\$279	\$559	\$838	\$1,118	\$1,118	\$1,118	\$1,118	\$1,118	\$1,118	\$1,118	\$1,118
Dwelling Units		\$3.60	\$0	\$922	\$2,761	\$4,601	\$6,441	\$8,280	\$10,120	\$11,959	\$13,799	\$14,717	\$14,717	\$14,717	\$14,717	\$14,717	\$14,717	\$14,717
Retail Commercial (SF)		\$0.07	\$0	\$0	\$0	\$0	\$0	\$395	\$791	\$1,186	\$1,582	\$1,582	\$1,582	\$1,582	\$1,582	\$1,582	\$1,582	\$1,582
Residential Land (Acres)		\$1,600.36	\$0	\$19,894	\$59,642	\$99,391	\$139,139	\$178,888	\$218,636	\$258,385	\$298,133	\$317,798	\$317,798	\$317,798	\$317,798	\$317,798	\$317,798	\$317,798
Property Taxes			\$0	\$0	\$85,441	\$257,341	\$433,184	\$613,489	\$797,778	\$987,029	\$1,180,923	\$1,385,447	\$1,494,145	\$1,505,298	\$1,518,396	\$1,533,315	\$1,549,944	\$1,568,182
Property Transfer Taxes			\$0	\$0	\$44,558	\$94,097	\$104,447	\$115,567	\$126,283	\$137,203	\$148,187	\$162,296	\$172,965	\$177,789	\$183,345	\$189,932	\$196,550	\$203,201
MMF Revenues			\$0	\$60,941	\$183,551	\$308,973	\$437,577	\$569,023	\$704,008	\$842,306	\$988,184	\$1,065,714	\$1,073,669	\$1,083,012	\$1,093,653	\$1,105,513	\$1,118,522	\$1,132,617
Sales and Use Tax			\$0	\$46,990	\$141,264	\$235,538	\$329,656	\$424,734	\$519,813	\$615,012	\$709,247	\$755,964	\$755,964	\$755,964	\$755,964	\$755,964	\$755,964	\$755,964
Total Annual Revenues		\$0	\$0	\$131,953	\$526,821	\$1,015,943	\$1,472,843	\$1,939,454	\$2,413,184	\$2,895,511	\$3,389,164	\$3,755,819	\$3,833,140	\$3,808,461	\$3,833,756	\$3,862,122	\$3,893,378	\$3,927,363

Source: HR&A

Table A-16
Village 8 Base Scenario - Expenditure Summary (2009 \$)

Base Village 8 SPA																		
Expense Drivers	Unit Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Dwelling Units		0	0	223	668	1,113	1,558	2,003	2,448	2,893	3,338	3,560	3,560	3,560	3,560	3,560	3,560	3,560
Population		0	0	723	2,164	3,606	5,048	6,490	7,932	9,373	10,815	11,534	11,534	11,534	11,534	11,534	11,534	11,534
Retail (SF)		0	0	0	0	0	0	5,000	10,000	15,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Park Acres		0	0	1.9	5.7	9.5	13.3	17.1	20.9	24.8	28.6	30.4	30.4	30.4	30.4	30.4	30.4	30.4
Open Space and ROW Acres		0	0	4.0	12.0	19.9	31.2	39.2	47.1	55.1	63.1	67.0	67.0	67.0	67.0	67.0	67.0	67.0
Public Use Acres (School and Public Safety)		0	0	0.3	0.8	1.3	12.6	13.2	13.7	14.2	14.7	15.0	15.0	15.0	15.0	15.0	15.0	15.0
Expenditure Adjustment Factor		117%	117%	117%	117%	117%	117%	117%	117%	117%	117%	117%	117%	117%	117%	117%	117%	117%
Retail (SF)	\$1.36	\$0	\$0	\$0	\$0	\$0	\$0	\$7,932	\$15,864	\$23,796	\$31,729	\$31,729	\$31,729	\$31,729	\$31,729	\$31,729	\$31,729	\$31,729
Park (Acres)	\$2,448.06	\$0	\$0	\$5,462	\$16,376	\$27,290	\$38,204	\$49,117	\$60,031	\$70,945	\$81,859	\$87,258	\$87,258	\$87,258	\$87,258	\$87,258	\$87,258	\$87,258
Population (Persons)	\$765.3	\$0	\$0	\$64,735	\$193,914	\$323,094	\$452,273	\$581,453	\$710,632	\$839,811	\$968,991	\$1,033,435	\$1,033,435	\$1,033,435	\$1,033,435	\$1,033,435	\$1,033,435	\$1,033,435
Open Space and ROW (Acres)	\$160.46	\$0	\$0	\$749	\$2,245	\$3,742	\$5,861	\$7,357	\$8,854	\$10,350	\$11,846	\$12,587	\$12,587	\$12,587	\$12,587	\$12,587	\$12,587	\$12,587
Public Use (Acres)	\$2,710.85	\$0	\$0	\$834	\$2,502	\$4,169	\$40,113	\$41,780	\$43,447	\$45,114	\$46,782	\$47,606	\$47,606	\$47,606	\$47,606	\$47,606	\$47,606	\$47,606
Expenditures Allocated to DUs (excluding Public Safety)	\$119.40	\$0	\$0	\$31,174	\$93,383	\$155,592	\$217,800	\$280,009	\$342,218	\$404,426	\$466,635	\$497,669	\$497,669	\$497,669	\$497,669	\$497,669	\$497,669	\$497,669
Public Safety Costs Allocated to DUs		\$0	\$0	\$131,673	\$394,430	\$657,186	\$919,942	\$1,182,698	\$1,445,455	\$1,708,211	\$1,970,967	\$2,102,050	\$2,102,050	\$2,102,050	\$2,102,050	\$2,102,050	\$2,102,050	\$2,102,050
Total Est. Annual Expenditures (2009 Dollars)		\$0	\$0	\$234,628	\$702,850	\$1,171,072	\$1,674,193	\$2,150,347	\$2,626,501	\$3,102,694	\$3,578,808	\$3,812,335	\$3,812,335	\$3,812,335	\$3,812,335	\$3,812,335	\$3,812,335	\$3,812,335

Source: HRA

Table A-17
Net Fiscal Impacts
Village 8 Base Scenario

CPI (San Diego Area) ¹
258.96
242.27

Base Village 8 SPA																	
	2014 Year 1	2015 Year 2	2016 Year 3	2017 Year 4	2018 Year 5	2019 Year 6	2020 Year 7	2021 Year 8	2022 Year 9	2023 Year 10	2024 Year 11	2025 Year 12	2026 Year 13	2027 Year 14	2028 Year 15	2029 Year 16	2030 Year 17
2014 Dollar Inflation Factor	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069
Total Expenditures	\$0	\$0	\$250,787	\$751,255	\$1,251,723	\$1,789,494	\$2,298,440	\$2,807,386	\$3,316,333	\$3,825,279	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888	\$4,074,888
Total Revenues	\$0	\$0	\$141,041	\$563,103	\$1,085,910	\$1,574,277	\$2,073,023	\$2,579,378	\$3,094,923	\$3,622,574	\$4,014,480	\$4,097,127	\$4,070,747	\$4,097,785	\$4,128,104	\$4,161,513	\$4,197,838
Net Fiscal Impacts (2014 Dollars)	\$0	\$0	(\$109,746)	(\$188,152)	(\$165,812)	(\$215,216)	(\$225,417)	(\$228,008)	(\$221,409)	(\$202,705)	(\$60,408)	\$22,238	(\$4,141)	\$22,896	\$53,216	\$86,625	\$122,950

¹Bureau of Labor Statistics

Source: HR&A

Appendix B

Village 8 SPA Alternative

Table B-1
Proposed Land Uses

Land Use	Village 8 East		Village 8 East	
	SPA Base		SPA Alternative	
Single Family Residential Units	943	(117.1 Ac.)	840	(103.9 Ac.)
Multi-Family Residential Units	2,617	(55.70 Ac.)	2,720	(68.90 Ac.)
MF Attached - For Sale Townhomes	1,963	(32.3 Ac.)	2,040	(41.6 Ac.)
MF Attached - Rental Apartments	214	(13.9 Ac.)	240	(17.8 Ac.)
Mixed Use (Rental)	440	(9.50 Ac.)	440	(9.50 Ac.)
Commercial Square Feet (SF)	20,000		20,000	
Park Acres (Required) ¹	30.4		30.2	
CPF	4.2		4.2	
School	10.8		10.8	
Subtotal Developed Acres	218.2		218.0	
Public Open Space (includes Active Recreation)	33.8		33.8	
Preserve	253.6		253.6	
Other Acres/ROW	33.2		33.2	
Future Development Acres (<i>Excluded from Fiscal Analysis</i>)	8.1		8.1	
Total Acres	546.9		546.7	
Population				
Single Family Persons/DU@	3.24	3,055	2,722	
Multi Family Persons/DU@	3.24	8,479	8,813	
Total Est. Population		11,534	11,534	
Employment				
Retail SF/Emp	400	50	50	
Hotel Employees per Room	1.50	0	0	
Total Est. Employment		50	50	

¹The village will include 58.8 park acres, but the analysis evaluates the fiscal impacts of the required park acres, as shown.
Source: Otay Ranch New Homes, City of Chula Vista and HR&A

Table B-2
Proposed Land Use Absorption

Village 8 SPA Alternative

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Cumulative Land Use Program																	
Single Family Residential Units	0	0	59	177	295	413	531	649	767	840	840	840	840	840	840	840	840
Multi-Family Residential Units (Includes Multi-Use Residential)	0	0	164	491	818	1,145	1,472	1,799	2,126	2,453	2,720	2,720	2,720	2,720	2,720	2,720	2,720
MF Attached For-Sale	0	0	164	411	658	905	1,092	1,279	1,446	1,773	2,040	2,040	2,040	2,040	2,040	2,040	2,040
MF Attached Rental	0	0	0	80	160	240	240	240	240	240	240	240	240	240	240	240	240
Mixed Use (Rental)	0	0	0	0	0	0	140	280	440	440	440	440	440	440	440	440	440
Retail Commercial SF	0	0	0	0	0	0	5,000	10,000	15,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Parks	0.0	0.0	2.0	6.0	10.0	14.0	18.0	22.0	26.0	29.0	30.2	30.2	30.2	30.2	30.2	30.2	30.2
School	0.0	0.0	0.0	0.0	0.0	0.0	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8
Subtotal Developed Acres	0.0	0.0	13.7	41.2	68.6	106.8	134.2	161.7	189.1	209.9	218.0	218.0	218.0	218.0	218.0	218.0	218.0
Open Space (Public & Active Recreation)	0.0	0.0	2.1	6.4	10.6	16.6	20.8	25.1	29.3	32.5	33.8	33.8	33.8	33.8	33.8	33.8	33.8
Preserve	0.0	0.0	16.0	47.9	79.8	124.3	156.2	188.1	220.0	244.2	253.6	253.6	253.6	253.6	253.6	253.6	253.6
Other Acres/ROW	0.0	0.0	2.1	6.3	10.4	16.3	20.4	24.6	28.8	32.0	33.2	33.2	33.2	33.2	33.2	33.2	33.2
Total Acres	0.0	0.0	33.9	101.7	169.5	263.9	331.7	399.5	467.2	518.5	538.6	538.6	538.6	538.6	538.6	538.6	538.6
Cumulative Population																	
Single Family Persons/DU@	3.24	0	191	573	956	1,338	1,720	2,103	2,485	2,722	2,722	2,722	2,722	2,722	2,722	2,722	2,722
Multi Family Persons/DU@	3.24	0	531	1,591	2,650	3,710	4,769	5,829	6,888	7,948	8,813	8,813	8,813	8,813	8,813	8,813	8,813
Total Est. Population	0	0	723	2,164	3,606	5,048	6,490	7,932	9,373	10,669	11,534	11,534	11,534	11,534	11,534	11,534	11,534
Cumulative Employment																	
Retail SF/Emp@	400	0	0	0	0	0	13	25	38	50	50	50	50	50	50	50	50
Total Est. Employment	0	0	0	0	0	0	13	25	38	50	50	50	50	50	50	50	50

Source: Otay Ranch New Homes and HRA

Table B-3
Chula Vista - Expenditure Real Inflation Adjustment¹

	2005	2006	2007	2008	2009	5 Year Average
Population	216,961	223,604	227,850	231,157	234,011	
Households	70,916	73,365	74,527	75,259	75,752	
City Staff	1,169	1,227	1,264	1,249	1,110	
Revenues (Actuals)	\$137,763,583	\$157,809,965	\$161,564,721	\$153,938,093	\$140,502,938	
Expenditures (Actuals)	\$142,195,531	\$160,826,968	\$166,056,406	\$155,021,736	\$140,365,277	
CPI (San Diego Area)	220.6	228.1	233.3	242.3	242.3	
Expenditure/Capita	\$655.40	\$719.25	\$728.80	\$670.63	\$599.82	
Revenues/Capita	\$634.97	\$705.76	\$709.08	\$665.95	\$600.41	
2009 CPI Adjustment Factor	1.10	1.06	1.04	1.00	1.00	
Exp/Cap in 2009 Dollars	\$719.87	\$764.02	\$756.91	\$670.63	\$599.82	
Rev/Cap in 2009 Dollars	\$697.43	\$749.69	\$736.44	\$665.95	\$600.41	
Expenditure Adjustment Factor	120%	127%	126%	112%	100%	117%
Revenue Adjustment Factor (Relative to 2009 Levels)	116%	125%	123%	111%	100%	115%

¹Provided by the City of Chula Vista

Source: City of Chula Vista and HR&A

Table B-5
Citywide Cost Factors by Function/Department¹

	Population (Per Person)	Retail (Per Acre)	Office (Per Acre)	Hotel (Per Acre)	Industrial (Per Acre)	Land Uses		Public Use (Per Acre)	Open Space (Per Acre)	Other (Per Acre)	Residential (Per DU)
						Parks (per acre)	Private				
Legislative and Administration											
City Council	\$2.00										
Boards and Commissions											
City Clerk	\$1.37	\$80.11	\$86.52	\$51.21	\$21.13						\$12.11
City Attorney	\$0.29										\$0.35
Administration	\$4.60										
Management and Information Services											
Human Resources											
Development and Maintenance Services											
Economic Development Function	\$0.00	\$301.43	\$325.55	\$192.68	\$79.51					\$0.00	
Planning and Building Services	\$0.00	\$203.44	\$219.57	\$130.70	\$55.00					\$31.70	\$30.69
Engineering		\$274.44	\$145.29	\$64.57	\$27.44		\$15.53			\$16.85	\$3.07
Public Works		\$5,914.17	\$3,131.03	\$1,391.57	\$591.42		\$69.58	\$347.89		\$347.89	\$68.43
General Services											
Public Safety											
Police (Excluding Residential)	\$11.01	\$6,836.27	\$6,836.27	\$6,836.27	\$1,006.09			\$2,202.49		\$2,202.49	
Fire (Excluding Residential)	\$1.05	\$2,917.22	\$2,917.22	\$2,917.22	\$396.88	\$160.46		\$160.46	\$160.46	\$160.46	
Culture and Leisure											
Parks and Recreation	\$18.90										\$4.77
Library	\$37.32										
Nature Center											
Sub-Total Unit Cost	\$76.53	\$16,527.08	\$13,661.45	\$11,584.21	\$2,177.48	\$160.46	\$2,448.06	\$2,710.85	\$160.46	\$2,759.40	\$119.40
Acre to SF Density Adjustment Factors		0.00008									
Total - Density Adjusted Unit Costs	\$76.53	\$1.36	\$13,661.45	\$11,584.21	\$2,177.48	\$160.46	\$2,448.06	\$2,710.85	\$160.46	\$2,759.40	\$119.40

¹All Cost Factors and Subtotal Cost factors provided by the City

Source: City of Chula Vista and HRA&A

Table B-6
Dwelling Unit Public Safety Costs

Village 8 SPA Alternative

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Project Residential Units	0	0	223	668	1,113	1,558	2,003	2,448	2,893	3,293	3,560	3,560	3,560	3,560	3,560	3,560	3,560
Current Service Costs																	
Police Service Costs/ DU	\$0	\$0	\$65,495	\$196,192	\$326,888	\$457,585	\$588,281	\$718,978	\$849,674	\$967,154	\$1,045,572	\$1,045,572	\$1,045,572	\$1,045,572	\$1,045,572	\$1,045,572	\$1,045,572
Fire Service Costs/ DU	\$293.70	\$0	\$46,973	\$140,708	\$234,442	\$328,177	\$421,912	\$515,647	\$609,382	\$693,638	\$749,878	\$749,878	\$749,878	\$749,878	\$749,878	\$749,878	\$749,878
	\$210.64	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Public Safety (Allocated to Project Dwelling Units)																	
Police	\$0	\$0	\$65,495	\$196,192	\$326,888	\$457,585	\$588,281	\$718,978	\$849,674	\$967,154	\$1,045,572	\$1,045,572	\$1,045,572	\$1,045,572	\$1,045,572	\$1,045,572	\$1,045,572
Fire	\$0	\$0	\$46,973	\$140,708	\$234,442	\$328,177	\$421,912	\$515,647	\$609,382	\$693,638	\$749,878	\$749,878	\$749,878	\$749,878	\$749,878	\$749,878	\$749,878
Total Annual Public Safety Costs	\$0	\$0	\$112,468	\$336,899	\$561,330	\$785,762	\$1,010,193	\$1,234,624	\$1,459,056	\$1,660,792	\$1,795,450	\$1,795,450	\$1,795,450	\$1,795,450	\$1,795,450	\$1,795,450	\$1,795,450

Source: City of Chula Vista and HR&A

Table B-7

City of Chula Vista - Discretionary Revenues (Based on the FY 2009 Amended Budget)

Non-Departmental Revenue Categories	Discretionary Revenues		Program Revenues (Estimate)	Net Revenues	Revenue Distribution	
	Amended	Budget 2009			Fixed Revenues	Variable Revenues
Property Taxes						
Current Taxes - Secured		\$28,363,165		\$28,363,165		\$28,363,165
State Secured - Unitary		\$300,000		\$300,000		\$300,000
Current Taxes - Unsecured		\$979,200		\$979,200		\$979,200
Delinquent Taxes		\$590,000		\$590,000		\$590,000
<i>Subtotal</i>		<i>\$30,232,365</i>	<i>\$0</i>	<i>\$30,232,365</i>	<i>\$0</i>	<i>\$30,232,365</i>
Other Local Taxes						
Sales and Use Taxes		\$29,677,977		\$29,677,977		\$29,677,977
Franchise Fees		\$8,732,093		\$8,732,093		\$8,732,093
Utility Taxes		\$7,122,095		\$7,122,095		\$7,122,095
Business License Tax		\$1,322,847		\$1,322,847		\$1,322,847
Transient Occupancy Taxes		\$2,752,514		\$2,752,514		\$2,752,514
Real Property Transfer Tax		\$841,402		\$841,402		\$841,402
<i>Subtotal</i>		<i>\$50,448,928</i>	<i>\$0</i>	<i>\$50,448,928</i>	<i>\$0</i>	<i>\$50,448,928</i>
Use of Money and Property						
<i>Subtotal</i>		<i>\$4,163,212</i>	<i>\$0</i>	<i>\$4,163,212</i>	<i>\$4,163,212</i>	<i>\$0</i>
Revenues from other Agencies						
Sales Tax: Public Safety Augment		\$875,347		\$875,347		\$875,347
State Homeowners Property Tax Relief		\$282,800		\$282,800		\$282,800
State Motor Vehicle Licenses		\$20,215,866		\$20,215,866		\$20,215,866
Other Revenues from other Agencies		\$4,324,532		\$4,324,532		\$4,324,532
<i>Subtotal</i>		<i>\$25,698,545</i>		<i>\$25,698,545</i>		<i>\$25,698,545</i>
Charges for Services ¹						
<i>Subtotal</i>		<i>\$8,854,774</i>	<i>\$0</i>	<i>\$8,854,774</i>	<i>\$8,854,774</i>	<i>\$0</i>
Other Revenues (less CIP) ²						
<i>Subtotal</i>		<i>\$10,580,609</i>	<i>\$0</i>	<i>\$10,580,609</i>	<i>\$10,580,609</i>	<i>\$0</i>
Transfers In						
<i>Subtotal</i>		<i>\$12,272,473</i>	<i>\$0</i>	<i>\$12,272,473</i>	<i>\$12,272,473</i>	<i>\$0</i>
Total Discretionary Revenues (Less CIP Transfers)		\$142,250,906	\$0	\$142,250,906	\$35,871,068	\$106,379,838

¹Includes Licenses and Permits

²Other Revenue excludes funds from the CIP fund. Fines, Forfeitures, and Penalties are included in this category.

Source: City of Chula Vista

Table B-8
Chula Vista - Other Discretionary Revenue Allocation Factors (Based on 2009 Information)

2009 Citywide Conditions	
Population	226,694
Dwelling Units	78,615
Employees	71,153

Land Uses	Developed Acres	Employees (estimated)	AV Share (Estimates)
Commercial (Retail and Office)	2,048	46,842	25%
Industrial	917	21,162	8%
Residential	9,565		67%
Subtotal Taxable	12,530	68,004	
Other (Parks, Public/Quasi-public, Open Space)	7,171	3,149	
Total	19,702	71,153	

Incremental Revenue Factors by Development Unit

Revenue Category	2009 Revenues	Allocation Method	Share	Allocation Units
Property Taxes				
Current Taxes - Secured	\$28,363,165	Calculated Separately		
State Secured - Unitary	\$300,000	Commercial AV	25%	\$36.61 Acres
		Industrial AV	8%	\$26.17 Acres
		Residential AV	67%	\$21.01 Acres
Current Taxes - Unsecured	\$979,200	Commercial AV	25%	\$119.51 Acres
		Industrial AV	8%	\$85.42 Acres
		Residential AV	67%	\$68.59 Acres
Delinquent Taxes	\$590,000	Commercial AV	25%	\$72.01 Acres
		Industrial AV	8%	\$51.47 Acres
		Residential AV	67%	\$41.33 Acres
Other Local Taxes				
Sales and Use Taxes	\$29,677,977	Calculated Separately		
Franchise Fees ¹	\$8,732,093	Commercial Land	7%	\$298.40 Acres
		Industrial Land	3%	\$285.66 Acres
		Residential Land	90%	\$821.63 Acres
Utility Taxes ¹ with Adjustment	\$7,122,095	Commercial Land	9%	\$312.92 Acres
		Industrial Land	4%	\$310.65 Acres
		Residential Land	87%	\$647.80 Acres
Business License Tax	\$1,322,847	Employees (Non-Public)		\$19.45 Employees
Transient Occupancy Taxes	\$2,752,514	Not Included		
Real Property Transfer Tax	\$841,402	Calculated Separately		
Revenues from Other Agencies				
Sales Tax: Public Safety Augment	\$875,347	People		\$3.86 Person
State Homeowners Property Tax Relief	\$282,800	Dwelling Units		\$3.60 DU
State Motor Vehicle Licenses	\$20,215,866	Calculated Separately		
Total Discretionary Revenues	\$102,055,306			

Summary of Other Discretionary Revenue Factors

Commercial (Acres)	\$839.44
Retail Commercial (SF)	\$0.07
Industrial (Acres)	\$759.37
Residential (Acres)	\$1,600.36
Residential (DU)	\$3.60
Employees	\$19.45
Population	\$3.86

¹ As presented in SPA Fiscal Impact Framework, allocation share by land use based on FIND model estimates

Table B-9
Projected Program Assessed Value

Village 8 SPA Alternative																	
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Est. Assessed Value Per Unit (Millions \$)																	
Cumulative Program Assessed Value																	
Land Use																	
Single Family Residential Units	\$472,000	\$0.0	\$27.8	\$83.5	\$139.2	\$194.9	\$250.6	\$306.3	\$362.0	\$396.5	\$396.5	\$396.5	\$396.5	\$396.5	\$396.5	\$396.5	\$396.5
MF For-Sale	\$305,000	0.0	50.0	125.4	200.7	276.0	333.1	390.1	441.0	540.8	622.2	622.2	622.2	622.2	622.2	622.2	622.2
Total For Sale Product	\$0.0	\$0.0	\$77.9	\$208.9	\$339.9	\$471.0	\$583.7	\$696.4	\$803.1	\$937.2	\$1,018.7	\$1,018.7	\$1,018.7	\$1,018.7	\$1,018.7	\$1,018.7	\$1,018.7
Rental Residential - MF Attached and Mixed Use	\$280,000	0.0	0.0	22.4	44.8	67.2	106.4	145.6	190.4	190.4	190.4	190.4	190.4	190.4	190.4	190.4	190.4
Mixed Use Retail Commercial SF	\$214	0.0	0.0	0.0	0.0	0.0	1.1	2.1	3.2	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3
Total Income Generating Product	\$0.0	\$0.0	\$0.0	\$22.4	\$44.8	\$67.2	\$107.5	\$147.7	\$193.6	\$194.7	\$194.7	\$194.7	\$194.7	\$194.7	\$194.7	\$194.7	\$194.7
Total Assessed Value	\$0.0	\$0.0	\$77.9	\$231.3	\$384.7	\$538.2	\$691.2	\$844.2	\$996.7	\$1,131.9	\$1,213.4	\$1,213.4	\$1,213.4	\$1,213.4	\$1,213.4	\$1,213.4	\$1,213.4
Source: HR&A																	

Source: HRA

Table B-10
Property Tax Estimate



Village 8 SPA Alternative

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
(Value)																	
Annual For Sale Product AV (Millions)	\$0.0	\$0.0	\$77.9	\$131.0	\$131.0	\$131.0	\$112.7	\$112.7	\$106.6	\$134.2	\$81.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Annual Income Generating Product AV (Millions)	\$0.0	\$0.0	\$0.0	\$22.4	\$22.4	\$22.4	\$40.3	\$40.3	\$45.9	\$1.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Appreciation Factor:	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17
Real Appreciation Rate	100%	102%	104%	106%	108%	110%	113%	115%	117%	120%	122%	124%	127%	129%	132%	135%	137%
Proposition 13 AV Limitation less Inflation of 2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Residential Annual Turnover Rate	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Commercial Turnover Rate	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
For Sale Residential Product																	
Year Property First Sold:																	
Yr 1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Yr 2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Yr 3		\$81.0		\$81.2	\$81.5	\$81.9	\$82.5	\$83.2	\$84.0	\$84.9	\$85.9	\$87.0	\$88.2	\$89.4	\$90.8	\$92.2	\$93.6
Yr 4			\$139.1		\$139.3	\$139.9	\$140.6	\$141.6	\$142.8	\$144.2	\$145.7	\$147.5	\$149.3	\$151.3	\$153.5	\$155.8	\$158.2
Yr 5					\$141.8	\$142.1	\$142.7	\$143.4	\$144.5	\$145.7	\$147.1	\$148.7	\$150.4	\$152.3	\$154.4	\$156.6	\$158.9
Yr 6						\$144.7	\$145.0	\$145.5	\$146.3	\$147.3	\$148.6	\$150.0	\$151.6	\$153.4	\$155.4	\$157.5	\$159.7
Yr 7							\$127.0	\$127.2	\$127.7	\$128.4	\$129.3	\$130.4	\$131.6	\$133.1	\$134.6	\$136.3	\$138.2
Yr 8								\$129.5	\$129.8	\$130.2	\$131.0	\$131.9	\$133.0	\$134.3	\$135.7	\$137.3	\$139.1
Yr 9									\$124.9	\$125.2	\$125.7	\$126.4	\$127.2	\$128.3	\$129.6	\$130.9	\$132.5
Yr 10										\$160.4	\$160.7	\$161.3	\$162.2	\$163.3	\$164.7	\$166.3	\$168.1
Yr 11											\$99.3	\$99.5	\$99.8	\$100.4	\$101.1	\$102.0	\$102.9
Yr 12												\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Yr 13													\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Yr 14														\$0.0	\$0.0	\$0.0	\$0.0
Yr 15															\$0.0	\$0.0	\$0.0
Yr 16																\$0.0	\$0.0
Yr 17																	\$0.0
For Sale Residential Assessed Value (Millions)	\$0.0	\$0.0	\$81.0	\$220.2	\$362.6	\$508.6	\$637.7	\$770.5	\$900.0	\$1066.3	\$1,173.2	\$1,182.5	\$1,193.5	\$1,205.9	\$1,219.7	\$1,234.9	\$1,251.2

Table B-10
Property Tax Estimate (Cont.)

Village 8 SPA Alternative

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
	(Value)																
Annual For Sale Product AV (Millions)	\$00	\$0.0	\$77.9	\$131.0	\$131.0	\$131.0	\$112.7	\$112.7	\$106.6	\$134.2	\$81.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Annual Income Generating Product AV (Millions)	\$00	\$0.0	\$0.0	\$22.4	\$22.4	\$22.4	\$40.3	\$40.3	\$45.9	\$1.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Appreciation Factor:																	
Real Appreciation Rate	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17
Proposition 13 AV Limitation less Inflation of 2%	100%	102%	104%	106%	108%	110%	113%	115%	117%	120%	122%	124%	127%	129%	132%	135%	137%
Residential Annual Turnover Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Commercial Turnover Rate	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Commercial and Rental Residential Product																	
Year Property First Sold:																	
Yr 1	\$00	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Yr 2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Yr 3			\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Yr 4				\$23.8	\$23.8	\$23.8	\$23.9	\$24.0	\$24.1	\$24.2	\$24.7	\$24.6	\$24.8	\$25.0	\$25.3	\$25.5	\$25.7
Yr 5				\$24.2	\$24.2	\$24.3	\$24.3	\$24.4	\$24.5	\$24.6	\$24.7	\$24.9	\$25.1	\$25.3	\$25.5	\$25.7	\$26.0
Yr 6					\$24.7		\$24.8	\$24.8	\$24.9	\$25.0	\$25.1	\$25.2	\$25.4	\$25.6	\$25.8	\$26.0	\$26.2
Yr 7							\$45.3	\$45.4	\$45.5	\$45.6	\$45.8	\$46.0	\$46.3	\$46.5	\$46.9	\$47.2	\$47.6
Yr 8								\$46.3	\$46.3	\$46.4	\$46.5	\$46.7	\$46.9	\$47.2	\$47.5	\$47.8	\$48.2
Yr 9									\$53.7	\$53.8	\$53.9	\$54.1	\$54.3	\$54.5	\$54.8	\$55.2	\$55.6
Yr 10										\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3
Yr 11											\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Yr 12												\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Yr 13													\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Yr 14														\$0.0	\$0.0	\$0.0	\$0.0
Yr 15															\$0.0	\$0.0	\$0.0
Yr 16																\$0.0	\$0.0
Yr 17																	\$0.0
Commercial and Rental Residential Assessed Value (Millions)	\$00	\$0.0	\$0.0	\$23.8	\$48.0	\$72.8	\$118.3	\$164.8	\$219.0	\$220.9	\$221.7	\$222.7	\$223.9	\$225.3	\$226.9	\$228.7	\$230.6
Total Assessed Value (Residential and Commercial) (Millions)	\$00	\$0.0	\$81.0	\$244.0	\$410.7	\$581.4	\$756.0	\$935.3	\$1,119.0	\$1,287.2	\$1,394.9	\$1,405.3	\$1,417.4	\$1,431.2	\$1,446.6	\$1,463.5	\$1,481.8
Less Base Assessed Value	0.0	0.0	(0.7)	(2.2)	(3.6)	(5.6)	(7.1)	(8.5)	(10.0)	(11.1)	(11.5)	(11.5)	(11.5)	(11.5)	(11.5)	(11.5)	(11.5)
Incremental AV (Residential and Commercial) (Millions)	\$00	\$0.0	\$80.3	\$241.8	\$407.1	\$575.8	\$749.0	\$926.8	\$1,109.0	\$1,276.1	\$1,383.4	\$1,393.8	\$1,405.9	\$1,419.7	\$1,435.1	\$1,452.0	\$1,470.3
Total Incremental Property Taxes Collected ¹	\$0	\$0	\$0	\$802.890	\$2,418.251	\$4,070.686	\$5,757.878	\$7,489.623	\$9,267.934	\$11,089.830	\$12,761.281	\$13,834.074	\$13,937.641	\$14,059.111	\$14,197.346	\$14,351.329	\$14,520.153
Property Tax Share to the City	\$0	\$0	\$0	\$85.398	\$257.213	\$432.971	\$612.426	\$796.620	\$985.767	\$1,179.550	\$1,357.331	\$1,471.437	\$1,482.452	\$1,495.372	\$1,510.075	\$1,526.453	\$1,544.410

¹With a year lag to account for property tax receipt to the City.

Table B-11
Annual Property Transfer Tax Estimate

Village 8 SPA Alternative

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Annual For Sale Product AV (Millions)	\$0.0	\$0.0	\$77.9	\$131.0	\$131.0	\$131.0	\$112.7	\$112.7	\$106.6	\$134.2	\$81.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Annual Income Generating Product AV (Millions)	\$0.0	\$0.0	\$0.0	\$22.4	\$22.4	\$22.4	\$40.3	\$40.3	\$45.9	\$1.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Appreciation Factor:																	
Real Appreciation Rate	2.00%	102%	104%	106%	108%	110%	113%	115%	117%	120%	122%	124%	127%	129%	132%	135%	137%
Residential Annual Turnover Rate	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Commercial Turnover Rate	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
For Sale Residential Product																	
Year Property First Sold:																	
Yr 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Yr 2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Yr 3			\$44,558	\$4,545	\$4,636	\$4,728	\$4,823	\$4,920	\$5,018	\$5,118	\$5,221	\$5,325	\$5,432	\$5,540	\$5,651	\$5,764	\$5,879
Yr 4				\$76,478	\$7,801	\$7,957	\$8,116	\$8,278	\$8,444	\$8,613	\$8,785	\$8,961	\$9,140	\$9,323	\$9,509	\$9,699	\$9,893
Yr 5					\$78,008	\$7,957	\$8,116	\$8,278	\$8,444	\$8,613	\$8,785	\$8,961	\$9,140	\$9,323	\$9,509	\$9,699	\$9,893
Yr 6						\$79,568	\$8,116	\$8,278	\$8,444	\$8,613	\$8,785	\$8,961	\$9,140	\$9,323	\$9,509	\$9,699	\$9,893
Yr 7							\$69,824	\$7,122	\$7,265	\$7,410	\$7,558	\$7,709	\$7,863	\$8,021	\$8,181	\$8,345	\$8,512
Yr 8								\$71,221	\$7,265	\$7,410	\$7,558	\$7,709	\$7,863	\$8,021	\$8,181	\$8,345	\$8,512
Yr 9									\$68,714	\$7,009	\$7,149	\$7,292	\$7,438	\$7,587	\$7,738	\$7,893	\$8,051
Yr 10										\$88,204	\$8,997	\$9,177	\$9,360	\$9,547	\$9,738	\$9,933	\$10,132
Yr 11											\$54,598	\$5,569	\$5,680	\$5,794	\$5,910	\$6,028	\$6,149
Yr 12												\$0	\$0	\$0	\$0	\$0	\$0
Yr 13													\$0	\$0	\$0	\$0	\$0
Yr 14														\$0	\$0	\$0	\$0
Yr 15															\$0	\$0	\$0
Yr 16																\$0	\$0
Yr 17																	\$0
For Sale Residential Property Transfer Taxes	\$0	\$0	\$44,558	\$81,023	\$90,444	\$100,210	\$98,995	\$108,097	\$113,593	\$140,989	\$117,435	\$69,663	\$71,056	\$72,477	\$73,927	\$75,406	\$76,914

Table B-11
Annual Property Transfer Tax Estimate (Cont.)

Village 8 SPA Alternative

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Annual For Sale Product AV (Millions)	\$0.0	\$0.0	\$77.9	\$131.0	\$131.0	\$131.0	\$112.7	\$112.7	\$106.6	\$134.2	\$81.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Annual Income Generating Product AV (Millions)	\$0.0	\$0.0	\$0.0	\$22.4	\$22.4	\$22.4	\$40.3	\$40.3	\$45.9	\$1.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Appreciation Factor:	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17
Real Appreciation Rate	100%	102%	104%	106%	108%	110%	113%	115%	117%	120%	122%	124%	127%	129%	132%	135%	137%
Residential Annual Turnover Rate	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Commercial Turnover Rate	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%

Commercial and Rental Residential Product

Year Property First Sold:

Yr 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Yr 2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Yr 3			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Yr 4				\$13,074	\$667	\$680	\$694	\$708	\$722	\$736	\$751	\$766	\$781	\$797	\$813	\$829	\$846
Yr 5					\$13,336	\$680	\$694	\$708	\$722	\$736	\$751	\$766	\$781	\$797	\$813	\$829	\$846
Yr 6						\$13,602	\$694	\$708	\$722	\$736	\$751	\$766	\$781	\$797	\$813	\$829	\$846
Yr 7							\$24,941	\$1,272	\$1,297	\$1,323	\$1,350	\$1,377	\$1,404	\$1,432	\$1,461	\$1,490	\$1,520
Yr 8								\$25,440	\$1,297	\$1,323	\$1,350	\$1,377	\$1,404	\$1,432	\$1,461	\$1,490	\$1,520
Yr 9									\$29,558	\$1,507	\$1,538	\$1,568	\$1,600	\$1,632	\$1,664	\$1,698	\$1,732
Yr 10										\$702	\$36	\$37	\$37	\$38	\$39	\$40	\$40
Yr 11											\$0	\$0	\$0	\$0	\$0	\$0	\$0
Yr 12												\$0	\$0	\$0	\$0	\$0	\$0
Yr 13													\$0	\$0	\$0	\$0	\$0
Yr 14														\$0	\$0	\$0	\$0
Yr 15															\$0	\$0	\$0
Yr 16																\$0	\$0
Yr 17																	\$0

Commercial and Rental Residential Property Transfer Tax	\$0	\$0	\$0	\$13,074	\$14,002	\$14,963	\$27,023	\$28,835	\$34,318	\$7,065	\$6,526	\$6,656	\$6,789	\$6,925	\$7,064	\$7,205	\$7,349
Total	\$0.0	\$0.0	\$44,557.6	\$94,097.1	\$104,446.6	\$115,172.4	\$126,017.7	\$136,932.2	\$147,910.6	\$148,053.2	\$123,961.0	\$76,319.4	\$77,845.8	\$79,402.7	\$80,990.7	\$82,610.5	\$84,262.7

Total Annual Property Taxes to the City	\$0	\$0	\$0	\$44,558	\$94,097	\$104,447	\$115,172	\$126,018	\$136,932	\$147,911	\$148,053	\$123,961	\$76,319	\$77,846	\$79,403	\$80,991	\$82,611
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Source: HR&A

Table B-12
Motor Vehicle License Fee Estimates

Village 8 SPA Alternative																	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Motor Vehicle In Lieu Fee (MVLF) Adjustment																	
Base Year (2004) Assessed Valuation of the City (Millions)	\$15,596																
Base Year (2004) Motor Vehicle In Lieu Fee Adjustment (Millions)	\$11.8																
Cumulative AV of New Development (Millions)	\$0.0	\$0.0	\$81.0	\$244.0	\$410.7	\$581.4	\$756.0	\$935.3	\$1,119.0	\$1,287.2	\$1,394.9	\$1,405.3	\$1,417.4	\$1,431.2	\$1,446.6	\$1,463.5	\$1,481.8
AV Adjustment of Base Value (Millions)	\$0.0	\$0.0	(\$0.7)	(\$2.2)	(\$3.6)	(\$5.6)	(\$7.1)	(\$8.5)	(\$10.0)	(\$11.1)	(\$11.5)	(\$11.5)	(\$11.5)	(\$11.5)	(\$11.5)	(\$11.5)	(\$11.5)
Adjusted Cumulative AV Development (Millions)	\$0.0	\$0.0	\$80.3	\$241.8	\$407.1	\$575.8	\$749.0	\$926.8	\$1,109.0	\$1,276.1	\$1,383.4	\$1,393.8	\$1,405.9	\$1,419.7	\$1,435.1	\$1,452.0	\$1,470.3
Cumulative Citywide AV Growth (Millions)	\$15,596	\$15,596	\$15,676	\$15,838	\$16,003	\$16,172	\$16,345	\$16,523	\$16,705	\$16,872	\$16,980	\$16,990	\$17,002	\$17,016	\$17,031	\$17,048	\$17,066
Percent Increase in AV	0.00%	0.00%	0.51%	1.55%	2.61%	3.69%	4.80%	5.94%	7.11%	8.18%	8.87%	8.94%	9.01%	9.10%	9.20%	9.31%	9.43%
Cumulative MVLF generated by the Project	\$0	\$0	\$60,911	\$183,460	\$308,821	\$436,819	\$568,198	\$703,109	\$841,326	\$968,130	\$1,049,517	\$1,057,374	\$1,066,590	\$1,077,077	\$1,088,759	\$1,101,566	\$1,115,439
Total Annual MVLF Fees	\$0	\$0	\$60,911	\$183,460	\$308,821	\$436,819	\$568,198	\$703,109	\$841,326	\$968,130	\$1,049,517	\$1,057,374	\$1,066,590	\$1,077,077	\$1,088,759	\$1,101,566	\$1,115,439
Source: City of Chula Vista and HR&A																	

Source: City of Chula Vista and HR&A

Table B-14
Estimated Offsite Retail Sales Tax

Average Est. HH Income¹
Single Family Units
Multi Family Units
MF Detached
MF Attached
MF Mixed Use
Rental Apartments
MF Mixed Use - Rental

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Village 8 SPA Alternative																	
Houses/Units																	
Single Family Units	0	0	59	177	295	413	531	649	767	840	840	840	840	840	840	840	840
Multi Family Units	0	0	164	411	658	905	1,092	1,279	1,446	1,773	2,040	2,040	2,040	2,040	2,040	2,040	2,040
MF Detached	0	0	0	80	160	240	240	240	240	240	240	240	240	240	240	240	240
MF Attached	0	0	0	0	0	0	140	280	440	440	440	440	440	440	440	440	440
MF Mixed Use	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Units	0	0	223	668	1,113	1,558	2,003	2,448	2,893	3,293	3,560	3,560	3,560	3,560	3,560	3,560	3,560
Employees	0	0	0	0	0	0	13	25	38	50	50	50	50	50	50	50	50
Aggregate HH Income	\$0	\$0	\$18,731,000	\$56,310,000	\$93,889,000	\$131,468,000	\$169,191,000	\$206,914,000	\$244,685,000	\$277,167,000	\$297,192,000	\$297,192,000	\$297,192,000	\$297,192,000	\$297,192,000	\$297,192,000	\$297,192,000
Average Annual Income/HH	\$0	\$0	\$83,996	\$84,296	\$84,357	\$84,383	\$84,469	\$84,524	\$84,578	\$84,169	\$83,481	\$83,481	\$83,481	\$83,481	\$83,481	\$83,481	\$83,481
Countywide Income/HH ²																	
Countywide Retail Exp/HH ³																	
Retail Expenditure/HH Adj. Factor	0%	0%	100%	100%	101%	101%	101%	101%	101%	100%	99%	99%	99%	99%	99%	99%	99%
Project Avg. Retail Expenditure/HH	\$0	\$0	\$36,610	\$36,741	\$36,767	\$36,778	\$36,816	\$36,840	\$36,864	\$36,685	\$36,385	\$36,385	\$36,385	\$36,385	\$36,385	\$36,385	\$36,385
Gross Retail Sales of SPA Residents																	
Neighborhood Center	33%	\$0	\$2,694,106	\$8,099,146	\$13,504,186	\$18,909,226	\$24,334,978	\$29,760,730	\$35,193,385	\$39,865,317	\$42,745,540	\$42,745,540	\$42,745,540	\$42,745,540	\$42,745,540	\$42,745,540	\$42,745,540
Community Center	20%	0	1,632,791	4,908,573	8,184,355	11,460,137	14,748,471	18,036,806	21,329,324	24,160,798	25,906,388	25,906,388	25,906,388	25,906,388	25,906,388	25,906,388	25,906,388
Regional Center	4%	0	326,558	981,715	1,636,871	2,292,027	2,949,694	3,607,361	4,265,865	4,832,160	5,181,278	5,181,278	5,181,278	5,181,278	5,181,278	5,181,278	5,181,278
Super Regional Center	7%	0	571,477	1,718,001	2,864,524	4,011,048	5,161,965	6,312,882	7,465,264	8,456,279	9,067,236	9,067,236	9,067,236	9,067,236	9,067,236	9,067,236	9,067,236
Other Centers	36%	0	2,939,025	8,835,432	14,731,839	20,628,247	26,547,249	32,466,250	38,392,784	43,489,436	46,631,499	46,631,499	46,631,499	46,631,499	46,631,499	46,631,499	46,631,499
Off-Site Sales																	
Neighborhood Center	90%	\$0	\$2,424,695	\$7,289,231	\$12,153,767	\$17,018,303	\$21,901,480	\$26,784,657	\$31,671,047	\$35,878,785	\$38,470,986	\$38,470,986	\$38,470,986	\$38,470,986	\$38,470,986	\$38,470,986	\$38,470,986
Community Center	100%	\$0	\$1,632,791	\$4,908,573	\$8,184,355	\$11,460,137	\$14,748,471	\$18,036,806	\$21,329,324	\$24,160,798	\$25,906,388	\$25,906,388	\$25,906,388	\$25,906,388	\$25,906,388	\$25,906,388	\$25,906,388
Regional Center	100%	\$0	\$326,558	\$981,715	\$1,636,871	\$2,292,027	\$2,949,694	\$3,607,361	\$4,265,865	\$4,832,160	\$5,181,278	\$5,181,278	\$5,181,278	\$5,181,278	\$5,181,278	\$5,181,278	\$5,181,278
Super Regional Center	100%	\$0	\$571,477	\$1,718,001	\$2,864,524	\$4,011,048	\$5,161,965	\$6,312,882	\$7,465,264	\$8,456,279	\$9,067,236	\$9,067,236	\$9,067,236	\$9,067,236	\$9,067,236	\$9,067,236	\$9,067,236
Other Centers	95%	\$0	\$2,792,073	\$8,393,660	\$13,995,247	\$19,596,834	\$25,219,886	\$30,842,938	\$36,473,145	\$41,314,965	\$44,299,924	\$44,299,924	\$44,299,924	\$44,299,924	\$44,299,924	\$44,299,924	\$44,299,924
Chula Vista Caplures																	
Neighborhood Center	90%	\$0	\$2,182,226	\$6,560,308	\$10,938,391	\$15,316,473	\$19,711,332	\$24,106,191	\$28,506,642	\$32,290,907	\$34,623,888	\$34,623,888	\$34,623,888	\$34,623,888	\$34,623,888	\$34,623,888	\$34,623,888
Community Center	85%	\$0	\$1,387,873	\$4,172,287	\$6,986,702	\$9,741,116	\$12,536,201	\$15,331,285	\$18,129,926	\$20,536,678	\$22,020,430	\$22,020,430	\$22,020,430	\$22,020,430	\$22,020,430	\$22,020,430	\$22,020,430
Regional Center	70%	\$0	\$228,591	\$687,200	\$1,145,810	\$1,604,419	\$2,064,786	\$2,525,153	\$2,986,105	\$3,382,512	\$3,626,894	\$3,626,894	\$3,626,894	\$3,626,894	\$3,626,894	\$3,626,894	\$3,626,894
Super Regional Center	60%	\$0	\$342,886	\$1,030,800	\$1,718,715	\$2,406,629	\$3,097,179	\$3,787,729	\$4,479,158	\$5,073,768	\$5,440,342	\$5,440,342	\$5,440,342	\$5,440,342	\$5,440,342	\$5,440,342	\$5,440,342
Other Centers	50%	\$0	\$1,396,037	\$4,196,830	\$6,997,624	\$9,798,417	\$12,609,943	\$15,421,469	\$18,236,572	\$20,657,482	\$22,149,962	\$22,149,962	\$22,149,962	\$22,149,962	\$22,149,962	\$22,149,962	\$22,149,962
Gross Retail Sales from SPA Employees																	
Annual Expenditure/Employee	\$1,175																
Offsite Spending																	
Neighborhood Center	70%	\$0	\$0	\$0	\$0	\$0	\$10,281	\$20,563	\$30,844	\$41,125	\$41,125	\$41,125	\$41,125	\$41,125	\$41,125	\$41,125	\$41,125
Community Center	100%	0	0	0	0	0	14,688	29,375	44,063	58,750	58,750	58,750	58,750	58,750	58,750	58,750	58,750
Regional Center	100%	0	0	0	0	0	14,688	29,375	44,063	58,750	58,750	58,750	58,750	58,750	58,750	58,750	58,750
Super Regional Center	100%	0	0	0	0	0	14,688	29,375	44,063	58,750	58,750	58,750	58,750	58,750	58,750	58,750	58,750
Other Centers	90%	0	0	0	0	0	13,219	26,438	39,656	52,875	52,875	52,875	52,875	52,875	52,875	52,875	52,875
Chula Vista Caplures																	
Neighborhood Center	80%	\$0	\$0	\$0	\$0	\$0	\$8,225	\$16,450	\$24,675	\$32,900	\$32,900	\$32,900	\$32,900	\$32,900	\$32,900	\$32,900	\$32,900
Community Center	85%	\$0	\$0	\$0	\$0	\$0	\$12,484	\$24,969	\$37,453	\$49,938	\$49,938	\$49,938	\$49,938	\$49,938	\$49,938	\$49,938	\$49,938
Regional Center	70%	\$0	\$0	\$0	\$0	\$0	\$10,281	\$20,563	\$30,844	\$41,125	\$41,125	\$41,125	\$41,125	\$41,125	\$41,125	\$41,125	\$41,125
Super Regional Center	60%	\$0	\$0	\$0	\$0	\$0	\$8,813	\$17,625	\$26,438	\$35,250	\$35,250	\$35,250	\$35,250	\$35,250	\$35,250	\$35,250	\$35,250
Other Centers	50%	\$0	\$0	\$0	\$0	\$0	\$6,609	\$13,219	\$19,828	\$26,438	\$26,438	\$26,438	\$26,438	\$26,438	\$26,438	\$26,438	\$26,438
Taxable Retail Sales	% Taxable																
Neighborhood Center	64%	\$0	\$1,396,624	\$4,198,597	\$7,000,570	\$9,802,543	\$12,620,517	\$15,438,490	\$18,260,043	\$20,687,236	\$22,180,344	\$22,180,344	\$22,180,344	\$22,180,344	\$22,180,344	\$22,180,344	\$22,180,344
Community Center	77%	\$0	\$1,068,662	\$3,212,661	\$5,356,660	\$7,500,660	\$9,662,488	\$11,824,315	\$13,988,882	\$15,851,694	\$16,994,183	\$16,994,183	\$16,994,183	\$16,994,183	\$16,994,183	\$16,994,183	\$16,994,183
Regional Center	97%	\$0	\$221,733	\$666,584	\$1,111,435	\$1,556,287	\$2,012,815	\$2,469,344	\$2,926,441	\$3,320,928	\$3,557,979	\$3,557,979	\$3,557,979	\$3,557,979	\$3,557,979	\$3,557,979	\$3,557,979
Super Regional Center	100%	\$0	\$342,886	\$1,030,800	\$1,718,715	\$2,406,629	\$3,105,991	\$3,805,354	\$4,505,596	\$5,109,018	\$5,475,592	\$5,475,592	\$5,475,592	\$5,475,592	\$5,475,592	\$5,475,592	\$5,475,592
Other Centers	97%	\$0	\$1,354,156	\$4,070,925	\$6,787,695	\$9,504,465	\$12,238,056	\$14,971,677	\$17,708,708	\$20,063,402	\$21,511,107	\$21,511,107	\$21,511,107	\$21,511,107	\$21,511,107	\$21,511,107	\$21,511,107
Total Taxable Retail Sales		\$0	\$4,384,061	\$13,179,568	\$21,975,075	\$30,770,582	\$39,639,867	\$48,509,151	\$57,389,669	\$65,032,278	\$69,719,205	\$69,719,205	\$69,719,205	\$69,719,205	\$69,719,205	\$69,719,205	\$69,719,205
Annual Sales Taxes to the City@	1%	\$0	\$43,841	\$131,796	\$219,751	\$307,706	\$396,999	\$485,092	\$573,897	\$650,323	\$697,192	\$697,192	\$697,192	\$697,192	\$697,192	\$697,192	\$697,192

¹Derived based on estimate of mortgage payment as 25% of income and 20 percent down.

²American Community Survey 2009

³Board of Equalization 2009 Annual Data per county capita

Source: City of Chula Vista and HRA

Table B-15
Village 8 Alternative Scenario - Revenue Summary (2009 \$)

Village 8 SPA Alternative																		
Revenue Drivers		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Population/Persons		0	0	723	2,164	3,606	5,048	6,490	7,932	9,373	10,669	11,534	11,534	11,534	11,534	11,534	11,534	11,534
Private Employment (Employees)		0	0	0	0	0	0	13	25	38	50	50	50	50	50	50	50	50
Dwelling Units		0	0	223	668	1,113	1,558	2,003	2,448	2,893	3,293	3,560	3,560	3,560	3,560	3,560	3,560	3,560
Retail Commercial (SF)		0	0	0	0	0	0	5,000	10,000	15,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Residential Land (Acres)		0	0	11.5	34.3	57.2	80.1	103.0	125.8	148.7	166.0	172.8	172.8	172.8	172.8	172.8	172.8	172.8
Annual Revenues		115%	115%	115%	115%	115%	115%	115%	115%	115%	115%	115%	115%	115%	115%	115%	115%	115%
Revenue Adjustment Factor																		
Population/Persons		\$0	\$0	\$3,206	\$9,604	\$16,002	\$22,400	\$28,798	\$35,195	\$41,593	\$47,344	\$51,183	\$51,183	\$51,183	\$51,183	\$51,183	\$51,183	\$51,183
Private Employment (Employees)		\$0	\$0	\$0	\$0	\$0	\$0	\$279	\$559	\$838	\$1,118	\$1,118	\$1,118	\$1,118	\$1,118	\$1,118	\$1,118	\$1,118
Dwelling Units		\$0	\$0	\$922	\$2,761	\$4,601	\$6,441	\$8,280	\$10,120	\$11,959	\$13,613	\$14,717	\$14,717	\$14,717	\$14,717	\$14,717	\$14,717	\$14,717
Retail Commercial (SF)		\$0	\$0	\$0	\$0	\$0	\$0	\$395	\$791	\$1,186	\$1,582	\$1,582	\$1,582	\$1,582	\$1,582	\$1,582	\$1,582	\$1,582
Residential Land (Acres)		\$0	\$0	\$21,062	\$63,138	\$105,214	\$147,291	\$189,367	\$231,444	\$273,520	\$305,360	\$317,798	\$317,798	\$317,798	\$317,798	\$317,798	\$317,798	\$317,798
Property Taxes		\$0	\$0	\$0	\$85,398	\$257,213	\$432,971	\$612,426	\$796,620	\$985,767	\$1,179,550	\$1,357,331	\$1,471,437	\$1,482,452	\$1,495,372	\$1,510,075	\$1,526,453	\$1,544,410
Property Transfer Taxes		\$0	\$0	\$0	\$44,558	\$94,097	\$104,447	\$115,172	\$126,018	\$136,932	\$147,911	\$148,053	\$123,961	\$76,319	\$77,846	\$79,403	\$80,991	\$82,611
MVLf Revenues		\$0	\$0	\$60,911	\$183,460	\$308,821	\$436,819	\$568,198	\$703,109	\$841,326	\$968,130	\$1,049,517	\$1,057,374	\$1,066,590	\$1,077,077	\$1,088,759	\$1,101,566	\$1,115,439
Sales and Use Tax		\$0	\$0	\$0	\$141,264	\$235,538	\$329,812	\$424,891	\$519,969	\$615,168	\$697,099	\$747,335	\$747,335	\$747,335	\$747,335	\$747,335	\$747,335	\$747,335
Total Annual Revenues (2009 Dollars)		\$0	\$0	\$133,091	\$530,183	\$1,021,487	\$1,480,181	\$1,947,807	\$2,423,825	\$2,908,291	\$3,361,706	\$3,688,634	\$3,786,505	\$3,759,094	\$3,784,028	\$3,811,970	\$3,842,743	\$3,876,192

Source: HRA

Table B-16
Village 8 Alternative Scenario - Expenditure Summary (2009 \$)

Village B SPA Alternative																	
Expense Drivers	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
Dwelling Units	0	0	223	668	1,113	1,558	2,003	2,448	2,893	3,293	3,560	3,560	3,560	3,560	3,560	3,560	3,560
Population	0	0	723	2,164	3,606	5,048	6,490	7,932	9,373	10,669	11,534	11,534	11,534	11,534	11,534	11,534	11,534
Retail (SF)	0	0	0	0	0	0	0	10,000	15,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Park Acres	0	0	2.0	6.0	10.0	14.0	18.0	22.0	26.0	29.0	30.2	30.2	30.2	30.2	30.2	30.2	30.2
Open Space and ROW Acres	0	0	4.2	12.7	21.1	32.8	41.3	49.7	58	65	67	67	67	67	67	67	67
Public Use Acres (School and Public Safety)	0	0	0.3	0.8	1.4	12.7	13.3	13.9	14.4	15	15	15	15	15	15	15	15
Other Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Expenditure Adjustment Factor	117%	117%	117%	117%	117%	117%	117%	117%	117%	117%	117%	117%	117%	117%	117%	117%	117%
Retail (SF)	\$0	\$0	\$0	\$0	\$0	\$0	\$7,932	\$15,864	\$23,796	\$31,729	\$31,729	\$31,729	\$31,729	\$31,729	\$31,729	\$31,729	\$31,729
Park (Acres)	\$0	\$0	\$5,729	\$17,176	\$28,622	\$40,068	\$51,514	\$62,960	\$74,407	\$83,068	\$86,452	\$86,452	\$86,452	\$86,452	\$86,452	\$86,452	\$86,452
Population (Persons)	\$0	\$0	\$64,735	\$193,914	\$323,094	\$452,273	\$581,453	\$710,632	\$839,811	\$955,928	\$1,033,435	\$1,033,435	\$1,033,435	\$1,033,435	\$1,033,435	\$1,033,435	\$1,033,435
Open Space (Acres)	\$0	\$0	\$793	\$2,377	\$3,961	\$6,168	\$7,752	\$9,336	\$10,920	\$12,119	\$12,587	\$12,587	\$12,587	\$12,587	\$12,587	\$12,587	\$12,587
Public Use (Acres)	\$0	\$0	\$883	\$2,648	\$4,413	\$40,455	\$42,220	\$43,984	\$45,749	\$47,085	\$47,606	\$47,606	\$47,606	\$47,606	\$47,606	\$47,606	\$47,606
Expenditures Allocated to DUs (excluding Public Safety)	\$0	\$0	\$31,174	\$93,383	\$155,592	\$217,800	\$280,009	\$342,218	\$404,426	\$460,344	\$497,669	\$497,669	\$497,669	\$497,669	\$497,669	\$497,669	\$497,669
Public Safety Costs Allocated to DUs	\$0	\$0	\$131,673	\$394,430	\$657,186	\$919,942	\$1,182,698	\$1,445,455	\$1,708,211	\$1,944,396	\$2,102,050	\$2,102,050	\$2,102,050	\$2,102,050	\$2,102,050	\$2,102,050	\$2,102,050
Total Est. Annual Expenditures (2009 Dollars)	\$0	\$0	\$234,988	\$703,927	\$1,172,867	\$1,676,706	\$2,153,578	\$2,630,449	\$3,107,321	\$3,534,668	\$3,811,528	\$3,811,528	\$3,811,528	\$3,811,528	\$3,811,528	\$3,811,528	\$3,811,528
Source: HDRx																	

Source: HRA

Table B-17
Net Fiscal Impacts
Village 8 Alternative Scenario

CPI (San Diego Area)¹ 258.96
242.27

Village 8 SPA Alternative																	
	2014 Year 1	2015 Year 2	2016 Year 3	2017 Year 4	2018 Year 5	2019 Year 6	2020 Year 7	2021 Year 8	2022 Year 9	2023 Year 10	2024 Year 11	2025 Year 12	2026 Year 13	2027 Year 14	2028 Year 15	2029 Year 16	2030 Year 17
2014 Dollar Inflation Factor	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069	1.069
Total Expenditures	\$0	\$0	\$251,172	\$752,407	\$1,253,641	\$1,792,180	\$2,301,894	\$2,811,607	\$3,321,320	\$3,778,099	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026	\$4,074,026
Total Revenues	\$0	\$0	\$142,257	\$566,697	\$1,091,836	\$1,582,120	\$2,081,952	\$2,590,752	\$3,108,584	\$3,593,225	\$3,942,669	\$4,047,279	\$4,017,981	\$4,044,632	\$4,074,498	\$4,107,391	\$4,143,144
Net Fiscal Impacts (2014 Dollars)	\$0	\$0	(\$108,915)	(\$185,710)	(\$161,805)	(\$210,060)	(\$219,942)	(\$220,855)	(\$212,737)	(\$184,874)	(\$131,358)	(\$26,747)	(\$56,045)	(\$29,395)	\$472	\$33,365	\$69,117

¹Bureau of Labor Statistics

Source: HR&A



Otay Ranch Village 8 East

Sectional Planning Area (SPA) Plan

ADOPTED DECEMBER 2, 2014
BY RESOLUTION No. 2014-235

DECEMBER 2, 2014

University Villages

Sectional Planning Area (SPA) Plan

Village 8 East
OTAY RANCH GDP

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I. Introduction



I. INTRODUCTION

A. BACKGROUND, SCOPE, AND PURPOSE OF THE PLAN

1. Background

The Otay Ranch General Development Plan (GDP) was adopted by the Chula Vista City Council and the San Diego County Board of Supervisors on October 28, 1993 following an extensive planning process spanning over five years. The plan governs the 23,000-acre Otay Ranch properties. The Otay Ranch GDP is based upon, and directly implements the City of Chula Vista General Plan. The Otay Ranch GDP includes plans for urban villages, a resort community, the Eastern Urban Center, industrial areas, rural estate planning areas, an 11,375-acre open space preserve and a university. The Otay Ranch open space system, consisting of 13,000+ acres, facilitates completion of the Chula Vista Greenbelt System and the Chula Vista Multi-Species Habitat Conservation Plan (MSCP) Subarea Plan.

Since its original adoption in 1993, the GDP has been amended several times, most recently in 2012 to address village-specific planning issues. This project includes GDP amendments necessary to implement the Village 8 East Sectional Planning Area (SPA) Plan. Proposed amendments include, but are not limited to, increasing units, modifying village circulation, establishing the Village 8 East boundary, and other land use refinements.

In 2005, the Chula Vista City Council adopted an update to the Chula Vista General Plan; however, the Council deferred their land use decision on the southern portions of the Otay Valley Parcel, including Village 8 East. The CVGP was amended in 2013 to implement land use changes in Villages 8 West and 9. In addition, the Chula Vista Council entered into a Land Offer Agreement (LOA) with the Applicant in 2008. The LOA was subsequently amended in 2010 and again in 2014. The LOA established a framework for planning the southern portion of the Otay Valley Parcel, including the creation of a future University and Regional Technology Park. This SPA Plan implements the LOA by designating land uses consistent with the LOA in areas previously deferred by the City Council under the 2005 General Plan Update; however, amendments to the General Plan and GDP are proposed as part of this project.

2. Scope and Purpose

The Otay Ranch GDP permits urban levels of development implemented through the Otay Ranch “village” planning concept. The village concept was developed with input from the City of Chula Vista (City), County of San Diego (County), and the Metropolitan Transit System (MTS, formerly MTDB). These agencies also participated in planning for subsequent “village” SPA Plans in Otay Ranch.

In general, the concept provides for urban villages that are approximately one mile square, with distinct features that are defined by an open space system and major arterial streets. The village planning concept is intended to



promote pedestrian-oriented development and reduce reliance on the automobile. The concept provides for essential facilities and services: elementary schools, shops, civic facilities, childcare centers, and parks to be located in a village core. The highest density residential uses are located in the core and densities decrease toward the village perimeter. Otay Ranch villages that are served by regional transit are intended to have the highest residential densities and commercial uses to enhance transit ridership.

The SPA Plan is the implementation tool of the Otay Ranch GDP. It establishes design criteria for the villages and defines the type and maximum amount of development permitted. It also establishes the City's standards for each development including open space provisions and major improvements to be constructed by the developer.

This SPA Plan for Village 8 East refines and implements the land use goals, objectives and policies of the Otay Ranch GDP and Chula Vista General Plan. These refinements to the GDP and CVGP are necessary to implement the vision for Village 8 East pursuant to the LOA. This project includes Otay Ranch GDP and CVGP amendments necessary to implement the Village 8 East SPA Plan. Proposed amendments include, increasing units, boundary adjustments and other land use refinements.

This SPA Plan defines the development parameters for Village 8 East, including the land uses, design criteria, primary transportation patterns, open space and recreation concepts, and infrastructure requirements. Additionally, the character and form of the developments will be implemented through a series of guidelines and development standards prescribed in Planned Community (PC) District Regulations, Village Design Plan and other supporting documents.

The objectives of the SPA Plan are to:

- Establish an urban pedestrian-oriented village with a village core designed to reduce reliance on the automobile and promote multi-modal transportation, including walking and the use of bicycles, buses and regional transit.
- Promote synergistic uses between Village 8 East and Village 8 West, the EUC and University/Regional Technology Park to balance activities, services and facilities with employment, housing, transit and commercial opportunities.
- Implement the goals, objectives and policies of the Chula Vista General Plan, the Otay Ranch General Development Plan, the MSCP Subarea Plan, the Otay Ranch Phase 1 and Phase 2 Resource Management Plan, the Otay Ranch Facility Implementation Plan, the Otay Ranch Village Phasing Plan and the Otay Ranch Service/Revenue Plan.



- Implement the City of Chula Vista's Growth Management Ordinance to ensure public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefiting from, the improvements.
- Foster development patterns which promote orderly growth and prevent urban sprawl.
- Develop, maintain and enhance a sense of community identity which complements the Village 8 West Town Center and surrounding land uses.
- Accentuate the relationship of the land use plan with its natural setting and the physical character of the region, and promote effective management of natural resources by concentrating development into less sensitive areas while preserving large contiguous open space areas with sensitive resources.
- Add to the creation of a unique image and identity which differentiates Otay Ranch from other communities.
- Wisely manage limited natural resources.
- Establish a land use and facility plan that assures the viability of the SPA Plan Area in consideration of existing and anticipated economic conditions.
- Establish multi-use trail linkages to the Chula Vista Greenbelt, consistent with the Greenbelt Master Plan.
- Implement the Otay Valley Regional Park Concept Plan within the SPA boundary through the planning and provision of portions of the City's Greenbelt trail network and active recreation area.
- Designate a portion of Active Recreation Area (AR-11) as a 51.5-acre Community Park (a portion of the park may function as a staging area within the OVRP).
- Establish a community park with amenities such as multipurpose open lawn areas, lighted ball fields, lighted sports courts, lighted picnic shelters, play areas, a community center building, lighted parking areas, and restroom and maintenance buildings.
- Provide a wide variety of housing options, including affordable housing, to City residents, future students and faculty of the planned four-year University and employees of the Regional Technology Park, Village 8 West and Village 9 Town Centers, and the EUC.

This SPA Plan and supporting PC District Regulations supplement other City regulations and function as the zoning ordinance for Village 8 East. Wherever in conflict, this SPA Plan shall apply. Where a topic is not addressed by this SPA Plan, appropriate City regulations shall apply.



B. DOCUMENT ORGANIZATION

This SPA Plan is divided into several components: the SPA Plan; PC District Regulations; Village Design Plan; Public Facilities Finance Plans; Affordable Housing Plan; Air Quality Improvement Plan; Water Conservation Plan; Non-Renewable Energy Conservation Plan; Parks, Recreation, Open Space and Trails Plan; Community Purpose Facility Master Plan, Agriculture Plan, Preserve Edge Plan, Fire Protection Plan and supporting Technical Studies and Plans. Exhibit 1 depicts how these documents are related. The purposes of these documents are as follows:

1. SPA Plan

The purpose of the SPA Plan is to define, in more detail than the City's General Plan and Otay Ranch GDP, the development parameters for Village 8 East, including the land uses, design criteria, circulation pattern, open space and recreation concept and infrastructure requirements to support the community.

2. Planned Community District Regulations

The PC District Regulations are the zoning regulations for the village. These regulations implement the goals and policies of the CVGP, Otay Ranch GDP, and the SPA Plan by establishing land use districts and standards to classify, regulate, restrict and separate the uses of land, buildings and structures, and regulate and limit the type, height and bulk of buildings and structures in each land use district. These standards are established to protect the public health, safety and general welfare of the citizens of Chula Vista; to safeguard and enhance the appearance and quality of development and to provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources. The regulations provide the basis by which the City will review and evaluate the preliminary and final drawings for subsequent development applications, and provide guidance at the design review level. In the event of conflict, these zoning regulations supersede other City zoning regulations. The PC District Regulations are adopted by Ordinance pursuant to Title 19 of the Chula Vista Municipal Code.

3. Village Design Plan (VDP)

This document guides the site, building and landscape design within the village to ensure the quality of the adopted urban design and architectural concepts established for the overall Otay Ranch community are maintained. The Village Design Plan identifies a theme for the village and delineates that identity through streetscape and landscape design, architecture, signage programs and lighting guidelines. The Village Design Plan, as well as the SPA and Tentative Map, provide for an internal trail network and connectivity to the adjacent trail network (i.e. Chula Vista Greenbelt Trail and Regional Trail). The VDP also identifies the village core design concept that will implement Otay Ranch's planned pedestrian and multi-modal orientation.



In addition to the VDP, a subsequent Master Precise Plan may be prepared for the village core area. The Master Precise Plan serves as a link between the approved SPA/Village Design Plan and future development in the village core.

4. Public Facilities Finance Plans

The Public Facilities Finance Plan (PFFP) implements the City of Chula Vista Growth Management Program and Ordinance to ensure the phased development of the project is consistent with the overall goals and policies of the City's General Plan, Growth Management Program, and the Otay Ranch GDP. The PFFP ensures facilities are constructed concurrent with demand such that development of the project will not adversely impact the City's Quality of Life Standards. The PFFP also contains a fiscal analysis identifying capital budget impacts on the City as well as maintenance and operation costs for each phase of development.

The PFFP components include an analysis of infrastructure facilities such as drainage, traffic, water and sewer, and the provision of community services and facilities including fire protection and emergency services, law enforcement, libraries, schools and parks. The analysis and provisions of the PFFP fulfill the GDP requirements for SPA-level Master Facility Plans for most facilities associated with the development of the villages. Where additional project-specific study and planning is needed, separate technical studies and plans for the villages have been prepared and included as a component of the SPA Plan or the Project Environmental Impact Report (EIR).

5. Affordable Housing Plan

The City of Chula Vista General Plan Housing Element requires residential development with fifty (50) or more dwelling units provide a minimum of 10% of the total dwelling units for affordable housing. Of these affordable housing units, one-half (5% of the total project) is to be designated available to low income households and the remaining five percent (5%) to moderate income households. To guarantee the provision of Affordable Housing opportunities, the City requires a specific Affordable Housing Plan ("AHP") be prepared by the Developer. The Affordable Housing Plan is implemented through an Affordable Housing Agreement between the City and the Developer.

The AHP delineates how, when and where affordable housing units will be provided, intended subsidies, income and/or rent restrictions, and methods to verify compliance.

6. Air Quality Improvement Plan (AQIP)

The purpose of the Air Quality Improvement Plan (AQIP) is to respond to the Growth Management policies of the City of Chula Vista and those policies and regulations established at the broadest geographic level (State and Federal) to minimize air quality impacts during and after construction of



projects. The AQIP also demonstrates compliance with the air quality standards and policies of the San Diego County Air Pollution Control District (APCD).

7. Water Conservation Plan (WCP)

The purpose of the Water Conservation Plan (WCP) is to respond to the Growth Management policies of the City of Chula Vista which are intended to address the long term need to conserve water in new developments, to address short term emergency measures and to establish standards for water conservation.

8. Energy Conservation Plan

The Otay Ranch GDP requires all SPA Plans to include a Non-Renewable Energy Conservation Plan. The Energy Conservation Plan identifies measures to reduce the use of non-renewable energy resources through, but not limited to: transportation; building design and use; lighting; recycling and alternative energy sources.

9. Park, Recreation, Open Space and Trails Plan

The Otay Ranch GDP requires all SPA Plans to include a Parks, Recreation, Open Space and Trails Plan. This Plan identifies locations, conceptual designs, ownership, maintenance and phasing of park, recreation and trails facilities within the SPA Plan Area. The Plan also establishes linkages to the Chula Vista Greenbelt Trail and Regional Trail. The Park, Recreation, Open Space and Trails Plan is provided as Section V of the Village 8 East SPA Plan.

10. Community Purpose Facility Master Plan

The City of Chula Vista Municipal Code requires the preparation of a Community Purpose Facility Master Plan as a component of a SPA Plan. This Plan identifies the location of sites, acreages and facilities in the village. The Community Purpose Facility Master Plan is provided as Chapter VI of the Village 8 East SPA Plan.

11. Agriculture Plan

The 1993 Otay Ranch Program EIR requires the preparation of an Agriculture Plan concurrent with the approval of any SPA Plan affecting onsite agricultural resources. This Plan describes the type of agriculture activities allowed as an interim use, including buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents and chemicals which may accompany agricultural activities and operations.

12. Preserve Edge Plan

In accordance with the Otay Ranch Resource Management Plan (RMP), a Preserve Edge Plan must be prepared for all SPA Plans that contain areas adjacent to the Otay Ranch Preserve. The purpose of the Preserve Edge Plan



is to identify allowable uses within appropriate land use designations for areas adjacent to the Preserve.

13. Fire Protection Plan

In accordance with the requirements of the City of Chula Vista Fire Department, Chapter 49 of the 2010 California Fire Code, and the City of Chula Vista Fire Code, a Fire Protection Plan must be provided for all new development in the Wildland Urban Interface (WUI). The Fire Protection Plan identifies the wildfire risk associated with the proposed development in the WUI area and provides measures to minimize and mitigate potential for loss. A Fire Protection Plan addressing Village 8 East has been prepared.

14. Technical Studies and Plans

The Otay Ranch GDP identified Project-wide Implementation Tasks including preparation of an Overall Design Plan, Master Facility Plans and the Resource Management Plan (Phase 2) for Otay Ranch. These project-wide implementation tasks have been completed and serve as the basis for subsequent SPA planning. The GDP also identified SPA Implementation Tasks that included preparation of SPA Plans, PFFPs, Regional Facilities Reports, Master Facilities Plans, and others. The full list of GDP and SPA Implementation tasks are located in Part III, Implementation, of the 1993 GDP (pages 403-412). During the preparation of SPA One, a number of Master Facility Plans were prepared to address the provision of certain facilities on a Ranch-wide basis. For this reason, subsequent SPA Plans are required only to prepare Plans and Technical Studies specific to their development. The Plans for the villages are listed and described above.

Technical studies for the SPA Plan Area have been prepared for the Project Environmental Impact Report (EIR), the PFFP, or as part of this SPA Plan. These plans and studies, in conjunction with mitigation measures identified by the EIR, fulfill the Otay Ranch GDP requirements for individual Village SPA Plan implementation. The technical studies and plans include: [add dates when reports become final]

- Biological Technical Report for Otay Ranch University Villages, Prepared by Dudek & Associates, May 2014.
- University Villages Traffic Impact Analysis – Otay Ranch Villages 3 North and a Portion of Village 4, 8 East and 10, prepared by Chen and Ryan Associates, July 2014.
- Archaeological Evaluation of Cultural Resources at the Otay Ranch Villages 3 North and a Portion of 4, 8 East and 10, prepared by Brian Smith and Associates, March 2014.
- Paleontological Resource and Monitoring Assessment for Villages 3 North and a Portion of 4, 8 East and 10, prepared by Brian Smith and Associates, March 2014.



- Air Quality and Global Climate Change Technical Report for the Otay Ranch University Villages Project, prepared by Dudek & Associates, May 2014.
- Noise Assessment Technical Report for the Otay Ranch University Villages Project, prepared by Dudek & Associates, May 2014.
- Phase I Environmental Site Assessment for Village 3 North and a Portion of Village 4, 8 East and 10 Coast2Coast Environmental, November 11, 2011.
- Master Drainage Study for Otay Ranch Village 8 East, prepared by Hunsaker & Associates, June 2014.
- Master Water Quality Technical Report for Otay Ranch Village 8 East, prepared by Hunsaker and Associates, June 2014.
- Overview of Sewer Service for Otay Ranch Villages 3 North and a Portion of Village 4, 8 East, and 10, prepared by Wilson Engineering, May 2014.
- Overview of Water Service for Otay Ranch Villages 3 North and a Portion of Village 4, 8 East, and 10, prepared by Wilson Engineering, May 2014.
- Geotechnical Investigation for Otay Ranch Village 8 East, prepared by GEOCON, Inc., November 21, 2012.
- Air Toxics Health Risk Assessment for Otay Ranch Village 8 East, prepared by Scientific Resources Associates, April 2013
- Fire Protection Plan University Villages – Village 8 East, prepared by Dudek July 2014.



Exhibit 1
Document Organization Flow Chart



C. LEGAL SIGNIFICANCE AND CEQA

The project is subject to the requirements of the California Environmental Quality Act (CEQA). The provisions of CEQA will be implemented by the City as part of the approval process of this SPA Plan. All mitigation measures and monitoring activities identified and incorporated into the project as part of the CEQA process shall be implemented through this SPA Plan or other appropriate components of the SPA Plan. All future discretionary permits will need to be consistent with this SPA Plan.

D. RELATED DOCUMENTS

The Chula Vista General Plan and Otay Ranch General Development Plan establish the broad policy level standards and requirements for planning Village 8 East. The Otay Ranch GDP also authorizes the level of development intended within the SPA Plan Area and establishes the PC Zoning implementation process. All of the other documents that are components of the SPA Plan package (Village Design Plans, Public Facility Finance Plans, etc.) are prepared concurrently and based on this SPA Plan.

Concurrent with the SPA level documents, subdivision maps and improvement plans will be prepared which will provide the detailed information necessary to construct the project described by the SPA level documents. These plans, the construction process and ultimate uses/activities within the SPA must comply with the applicable provisions of this SPA Plan and related documents, including:

- City of Chula Vista General Plan;
- Otay Ranch General Development Plan;
- Otay Ranch Resource Management Plan (Phase 1 and 2);
- Multi-Species Conservation Plan (MSCP) Subarea Plan;
- City of Chula Vista Parks and Recreation Master Plan;
- City of Chula Vista Greenbelt Master Plan;
- Otay Valley Regional Park Concept Plan;
- Otay Valley Regional Park Design Standards & Guidelines;
- Otay Valley Regional Park Trail Guidelines; and,
- July 8, 2014 Land Offer Agreement
- Chula Vista Fire Facility Master Plan (2014)

E. LAND OFFER AGREEMENT

This SPA Plan is internally consistent with the applicable provisions of the Land Offer Agreement, dated June 17, 2014 between the City of Chula Vista and SSBT LCRE V, LLC (Applicant).

II. Development Concept



II. DEVELOPMENT CONCEPT

A. LOCATION AND REGIONAL SETTING

The SPA Plan Area is located at the southern edge of the Otay Valley Parcel of Otay Ranch, just north of the Otay River Valley. Exhibit 2 illustrates the regional location of the SPA Plan Area; Exhibit 3 illustrates the location of Village 8 East within the Otay Valley Parcel of Otay Ranch.

Village 8 East is located south of Main Street, west of SR-125 and north of the Otay River Valley. Existing development in the vicinity of Village 8 East includes Otay Ranch Village 7 to the north. Future development includes Village 8 West to the west and Otay Ranch Village 9 to the east.

B. DESIGN INFLUENCE

The Chula Vista General Plan and the Otay Ranch planning documents (Otay Ranch General Development Plan, Overall Design Plan, and other SPA plans for Otay Ranch) describe the general design characteristics of Otay Ranch villages. The design of Village 8 East is based on those guiding documents, the unique on-site characteristics including the landform and aesthetics, existing and planned circulation patterns, and land use relationships between Village 8 East and surrounding development, especially Village 8 West and Village 9. The urban village concept described in the Otay Ranch GDP provides additional focus for the village. While general design influences are described below, design features and development requirements are addressed in the PC District Regulations and Village Design Plan.

1. Site Characteristics and Visual Context

The Village 8 East landform consists of large mesas sloping into the Otay River Valley. One prominent drainage tributary to the Otay River extends north from the river valley into the SPA Plan Area. The Otay River Valley, part of the Otay Ranch Preserve and Otay Valley Regional Park, is located south of Village 8 East and provides view opportunities. While situated above the bottom of the river valley, Village 8 East is visible to users of the Otay Valley Regional Park and Chula Vista Greenbelt trail systems. Further, Village 8 East is visible from the SR-125 tollway, which is generally below the SPA Plan Area.

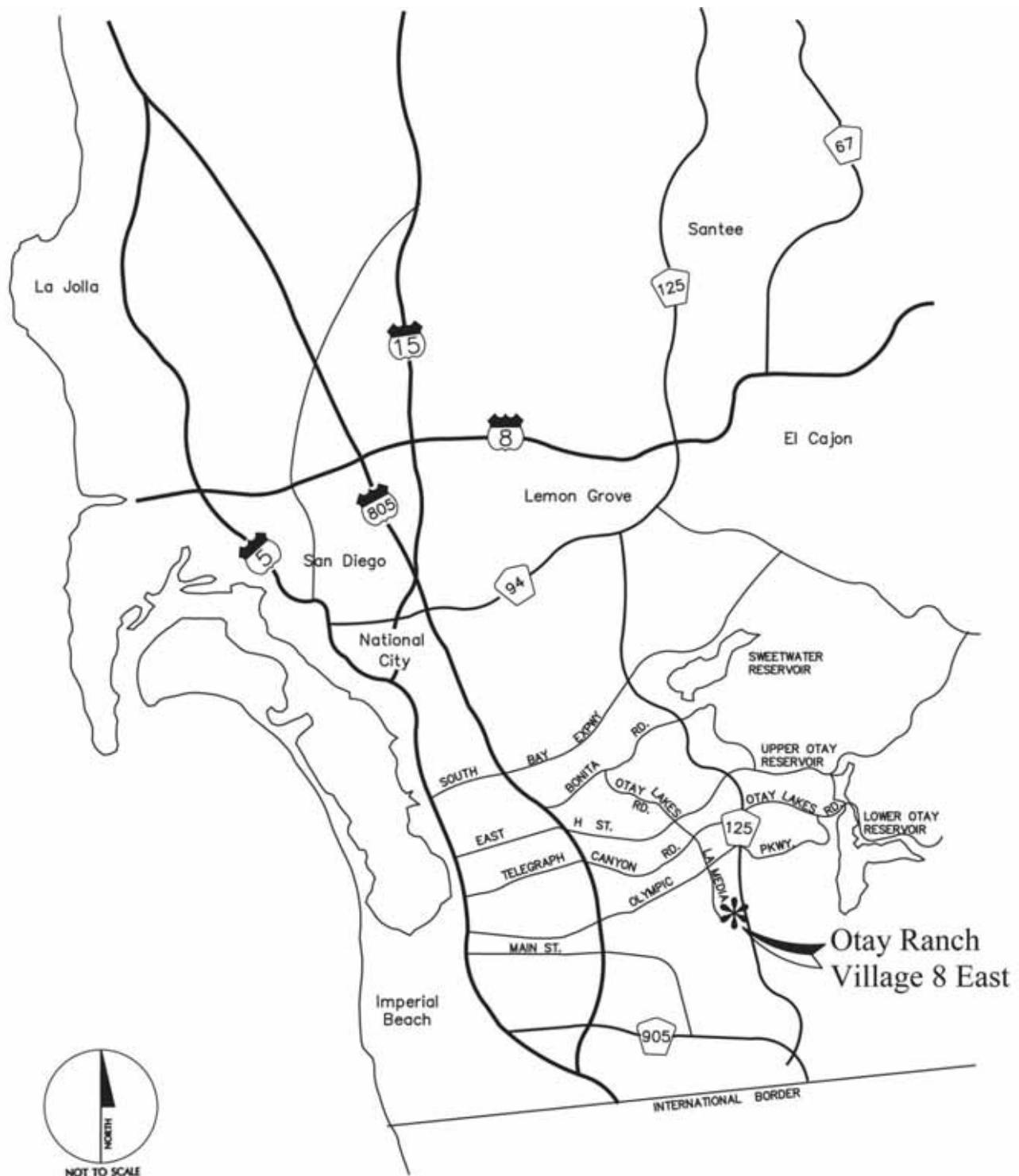


Exhibit 2
Regional Location Map

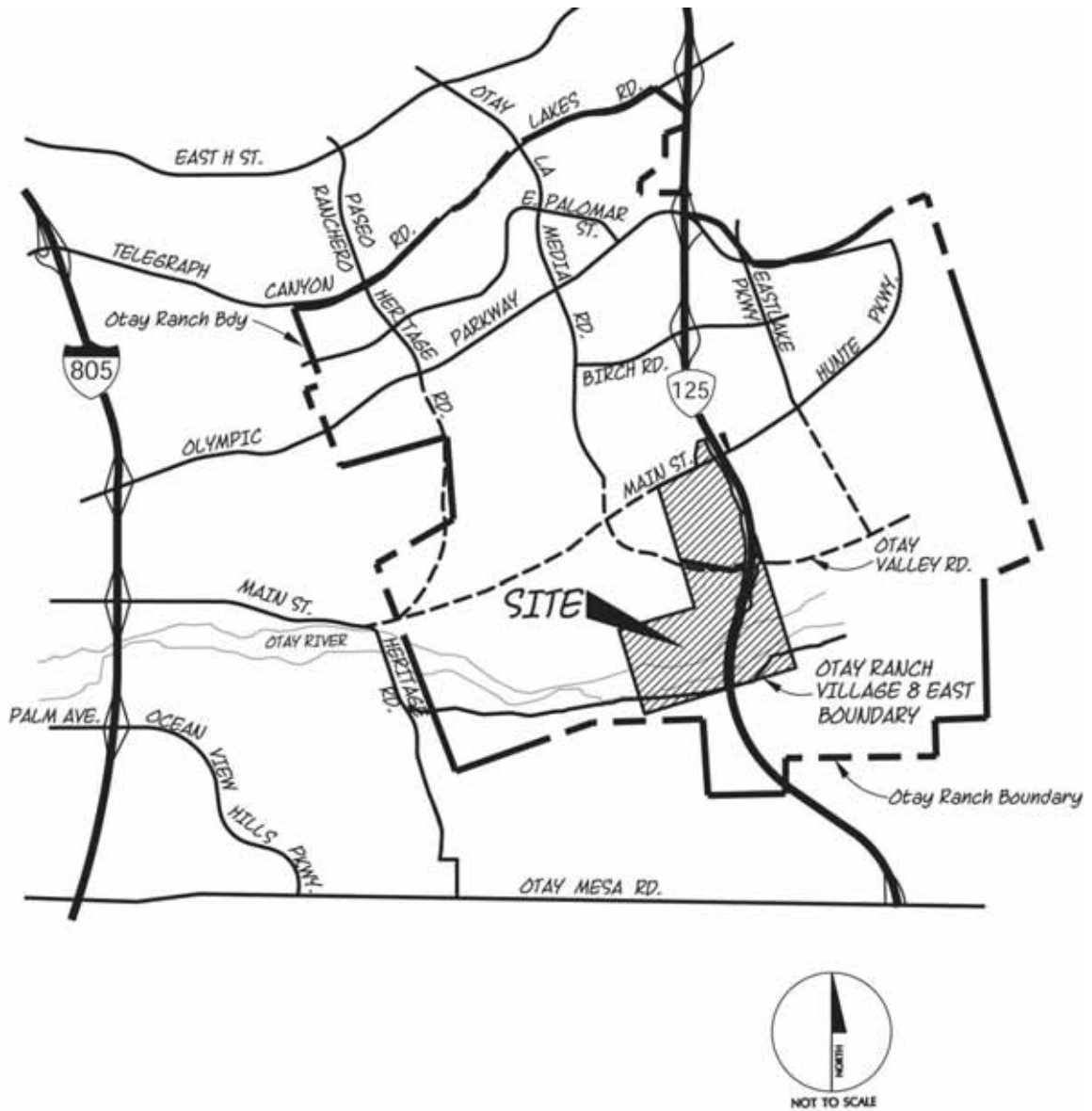


Exhibit 3
 Vicinity Map



2. Circulation

The northern edge of Village 8 East is defined by the extension of Main Street, identified by the Otay Ranch GDP as a 6-Lane Prime Arterial. Otay Valley Road, a planned 4-lane extension of existing La Media Road connecting the Village 8 West Town Center to Village 9, is planned to bisect the southern third of Village 8 East in an east/west direction. These Circulation Element roads establish connection points which Village 8 East must accommodate and thereby set general elevations and corresponding grades. The SR-125 toll road sets the eastern edge of the village.

3. Surrounding Land Uses

The SPA Plan Area is located at the southern limit of the Otay Valley Parcel. The village planning concept provides for compatible land uses between adjoining villages. Immediately surrounding the SPA Plan Area are existing and planned development areas and dedicated Preserve open space. Existing development includes Otay Ranch Village 7 and Olympian High School, located north of Village 8 East; and SR-125 immediately east of the village.

The Village 8 West SPA Plan Area, which includes the Village 8 West Town Center and is planned for up to 2,050 residential units and up to 300,000 SF of commercial/retail, is immediately west of the project site. Village 8 East is planned as a complimentary village to Village 8 West by providing additional density in support of the Village 8 West Town Center. The two villages are connected by a series of trails including the Village Pathway through the village core, Regional Trails along Main Street and Otay Valley Road and the Chula Vista Greenbelt Trail located within the Otay River Valley.

Future Village 9 and the University and Regional Technology Park are located to the east of Village 8 East. Village 9 is planned for 4,000 residential units and up to 1.5 Million SF of commercial retail. Village 8 East is connected to Village 9 by the village pathway which connects to a future off-site pedestrian bridge spanning SR-125, and Regional Trails along Main Street and Otay Valley Road.

These villages/planning areas are expected to be built out by 2030. The existing and planned communities and land uses surrounding the SPA Plan Area are depicted on Exhibit 4. Section II.D – Land Use Pattern provides additional context for how planned development in Villages 8 West and 9 influenced the design of Village 8 East.

C. COMMUNITY STRUCTURE

Village 8 East is designed as an urban village with a pedestrian oriented and multi-modal transportation focus. The design is consistent with the goals of the Otay Ranch GDP which guide the creation of a distinct, residential community including a village core with a strong connection to surrounding villages. The community is designed to attract village residents to the core for social, education, neighborhood shopping and recreation and community



activities. With its proximity to the Village 8 West Town Center, Village 8 East (see Exhibit 21) is part of a larger community that collectively meets the commercial/retail, employment, and housing needs of the Central District of the Otay Ranch Planning Area.

A variety of residential neighborhoods are planned surrounding the village core connected by an internal circulation network that emphasizes pedestrian comfort and safety. The hierarchical pedestrian circulation system includes the Chula Vista Regional Trail, Chula Vista Greenbelt Trail, Village Pathway, a Pedestrian Paseo, Promenade Trails and open space trail linkages. Village 8 East includes an approximately $\frac{3}{4}$ mile segment of the Chula Vista Greenbelt Trail. This segment will be implemented according to the Greenbelt Master Plan and OVRP Design Standards and Guidelines.



Though Village 8 East is bifurcated by Otay Valley Road, a 4-Lane Major Road, a Village Pathway will connect the southern neighborhoods to the village core. In addition, pedestrian connections are planned to the City's Greenbelt system and the Community Park within the Otay Valley Regional Park to the south, the Village 8 West Town Center and Village 9 and the University. Access to the regional transportation network includes a potential Bus Rapid Transit stop along Main Street and local bus service through the village with a possible bus stop in the village core and along Otay Valley Road. Bicycle circulation is accommodated along Main Street and Otay Valley Road, as well as the internal street network.

D. LAND USE PATTERN

Village 8 East is designed as an urban village with a pedestrian and multi-modal transportation oriented focus. The land use pattern required by the Otay Ranch GDP for urban villages emphasizes high density residential and commercial land uses located near public transit to enhance ridership. The highest density residential uses are close to the village core and the Village 8 West Town Center, creating opportunities for synergistic land use relationships and access to planned transit stations including the future Rapid Bus station in the Village 8 West Town Center.

The village design is intended to provide balanced and diverse land uses, environmentally sensitive development, and transit and pedestrian orientation, creating a "sense of place" for village residents. The Village 8 East Site Utilization Plan is provided in Exhibit 5. The village is composed of public and mixed uses with higher density residential development forming a village core with a focus on multi-modal transportation opportunities, including pedestrian, bicycle and transit.

The Village 8 East village core area is centrally located, placing the highest activity land uses within walking distance of a majority of homes. The village core includes an elementary school, a neighborhood park, community purpose facility sites, higher density residential and commercial/mixed use land uses. The location of mixed use commercial/retail land uses within the village core provides neighborhood serving land uses within walking distance of a majority of Village 8 East residents. A local bus stop may also be provided within the village core. A "Main Street" village identity is created along the Mixed Use frontage. As described in greater detail in the Village 8 East Design Plan, the Main Street theme is created through special paving, landscaping and architectural treatment at the mixed use and commercial area.

The land use pattern establishes key pedestrian connections along Main Street and Otay Valley Road between village serving land uses in the core and the surrounding residential neighborhoods. The extension of Main Street forms the northern boundary of the Village. Otay Valley Road provides secondary access to Village 8 East as it links through Village 8 West and crosses SR-125 to connect with the University Planning Area (Villages 9 and 10 and the University and RTP). Regional Trails are provided on Main



Street and Otay Valley Road. Village 8 East is connected to Village 9 via a future off-site pedestrian bridge which spans SR-125 and creates a pedestrian linkage from the Village 8 West Town Center through Village 8 East and to the University Planning Area as depicted in the Otay Ranch Overall Design Plan. A village paseo is provided within the northeast portion of the Village to provide a strong pedestrian linkage through single family neighborhoods to the village core. Village 8 East includes a $\frac{3}{4}$ mile segment of the Chula Vista Greenbelt/OVRP Trail. Two pedestrian connections from Village 8 East to the Chula Vista Greenbelt/OVRP trail are provided along the Community Park Entry Drive and Community Park Paseo. Three points of pedestrian access are provided between the Community Park and the Greenbelt/OVRP trail along the parks, southern edge.

Consistent with the village planning concept, higher density residential development is located in the village core with decreasing densities and single family detached homes located towards the perimeter of the village. A mixed-use area is designated within the village core to provide neighborhood serving retail/commercial uses within the village core. The single-family residential neighborhoods of the village are connected by a grid street system to create multiple pedestrian and vehicular travel options throughout the village. Densities generally decrease west to east and north to south, with the less dense single family homes located in the southern village portion of the village.

Private recreational facilities (designated "CPF" on the plan) and private open space (designation "P-OS" on the plan) are centrally located in the residential neighborhoods and are connected to the core along a network of Promenade streets. These private recreational facilities, along with the Neighborhood Park and elementary school, are located to create a series of open space focal points within the village.

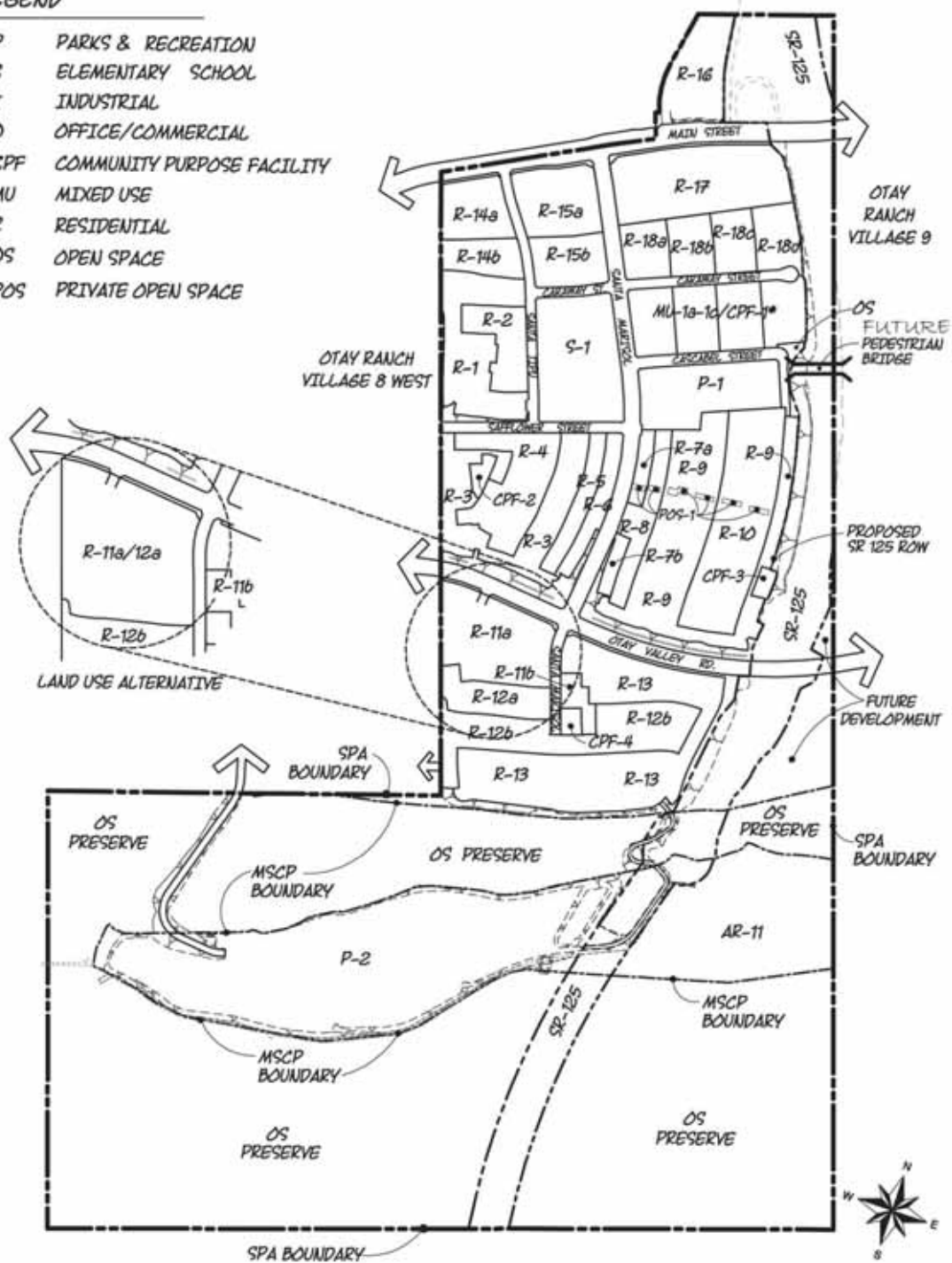


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LEGEND

- P PARKS & RECREATION
- S ELEMENTARY SCHOOL
- I INDUSTRIAL
- O OFFICE/COMMERCIAL
- CPF COMMUNITY PURPOSE FACILITY
- MU MIXED USE
- R RESIDENTIAL
- OS OPEN SPACE
- POS PRIVATE OPEN SPACE



*The CPF-1 Site may be located on any portion of the MU Parcel. The exact location shall be determined during the Design Review process or Final Map process, whichever occurs first.

Exhibit 5
 Village 8 East Site Utilization Plan



Land Use Summary	Unit Type	Acres	Units	Target Density
Neighborhood				
Single Family				
R-1	SF	8.4	76	9.0
R-2	SF	3.9	34	8.7
R-3	SF	9.8	80	8.2
R-4	SF	7.6	52	6.8
R-5	SF	2.7	23	8.5
R-6	SF	2.6	25	9.6
R-7a ¹	SF	1.2	14	11.7
R-7b	SF	0.9	11	12.2
R-8 ¹	SF	3.8	33	8.7
R-9 ¹	SF	17.1	159	9.2
R-10 ¹	SF	13.5	111	8.5
R-11a ²	SF	9.3	74	8.0
R-11b	SF	1.3	10	7.7
R-12a ²	SF	3.9	29	7.4
R-12b	SF	10.6	72	6.8
R-13	SF	20.5	140	6.8
Single Family Total		117.1	943	8.1
Multi Family Residential				
R-14 (a and b)	MF	7.1	329	46.3
R-15 (a and b)	MF	9.6	452	47.1
R-16	MF	6.2	287	46.3
R-17	MF	12.0	562	46.8
R-18 (a, b, c, and d)	MF	11.3	547	48.4
Multi Family Total		46.2	2,177	47.1
Mixed Use				
MU-1 (a, b, c) ³	MU	9.2	440	46.3
Mixed Use Total		9.2	440	46.3
Residential Total		172.5	3,560	20.6
Future Development (Lot A)		0.9		
Future Development (Lot B)		7.3		
Future Development Total		8.1		

Land Use Summary	Acres	Units
Other		
Community Purpose Facilities		
CPF-1 ⁴	2.9	
CPF-2 ⁵	0.5	
CPF-3 ⁵	0.5	
CPF-4	0.6	
CPF Total	4.5	
Parks		
P-1 (Neigh.)	7.3	
P-2 (Comm.)	51.5	
Parks Total	58.8	
Active Rec		
AR-11	22.6	
Active Rec Total	22.6	
School		
S-1	10.8	
School Total	10.8	
Open Space Total	11.2	
Preserve Total	253.6	
Circulation		
External Circulation	9.9	
Internal Circulation	19.7	
Circulation Total	29.6	
SR-125		
Lots 1-3	3.6	
SR-125 Circulation Total	3.6	
TOTAL	575.3	3,560

¹ POS-1 acreage is included in Neighborhoods R-7a, R-8, R-9, and R-10.

² Land Use Alternative may be implemented in Neighborhoods R-11a and R12a.

³ 20,000 sf Minimum Commercial Square Footage

⁴ The CPF-1 Site may be located on any portion of the MU Site.

⁵ A Total of 0.2 acres within the CPF-2 and/or CPF-3 site may be used to satisfy all or a portion of the Common Useable Open Space requirement for neighborhoods within ¼ mile of the CPF-2 or CPF-3 site.

Table 1
Village 8 East Site Utilization Table



E. MAPPING REFINEMENTS AND DENSITY TRANSFERS

The SPA Plan provides guidance for future development at the subdivision and improvement plan levels, and is the basic reference for determining permitted land uses, densities, total units and required public facilities. The SPA Plan is not intended to be used in a manner that predetermines the development solution for each and every parcel. It is intended to reflect the City's intent for determining the intensity, design and desired character of use for the property.

The development parcels and interior circulation indicated on the Site Utilization Plans is conceptual. Minor modifications to these configurations may occur as a part of the tentative tract map approval process. Modifications to the SPA Plan exhibits and text, to reflect adjustments based on an approved tentative tract map, may be accomplished without a formal SPA amendment, through the substantial conformance procedure established in the PC District Regulations.

Further, the SPA Plan is not a guarantee that a certain dwelling unit yield will be achieved at the subdivision level. The maximum density as specified for individual parcels shall not be exceeded; however, actual dwelling unit yields for projects will be determined by field conditions, site plan and architectural review, and a number of external factors that influence the design and density of individual projects. Transfers in density from one parcel to another and minor lot size modifications may be permitted subject to the following and Section X. Implementation & Administration, Otay Ranch Village 8 East, Planned Community District Regulations.

1. Land Use Alternative Implementation

The Village 8 East SPA Plan contains a Land Use Alternative for Neighborhoods R-11a and R-12. The Tentative Map provides a layout for single family homes within both of these neighborhoods. However, in order to provide greater flexibility to respond to changing market conditions through build-out of the village, a multi-family Land Use Alternative is included in this SPA. Under the Land Use Alternative, the two neighborhoods would be combined and developed as one multi-family neighborhood. The two affected neighborhoods are described below.

Table -2: Land Use Alternative – Neighborhoods R-11a and R-12a (15.4 acres)

Product Type	Maximum Units	Density	Zoning
R-11a Single Family Detached	74	8.0 DU/AC	RM-2/SF-4
R-12a Single Family detached	29	7.4 DU/AC	RM-2/SF-4



In order to implement the multi-family option within Neighborhoods R-11a and R-12a, units would be transferred from other multi-family neighborhoods within Village 8 East and/or other multi-family neighborhoods in Villages 3 North or 10, subject to the Density Transfer discussion below. A maximum of 346 multi-family units may be transferred to the combined R-11a / R-12a parcel, resulting in a maximum of 449 DUs. Intensity transfers associated with implementation of the Land Use Alternative are permitted subject to the findings and conditions delineated in the Village 8 East PC District Regulations, Chapter X, Implementation & Administration.

2. Density Transfers Between Villages

Villages 3 North and a Portion of Village 4 (Village 3 North), 8 East and 10 are being concurrently planned and processed as three separate SPA Plans. Pursuant to the LOA between the City of Chula Vista and SSBT LCRE V, LLC (Applicant) dated July 8, 2014, 6,897 units are allocated amongst the three SPA Plan Areas. Because these villages will be built out over approximately 15 years, it is impossible to determine the market demand in each village throughout build-out. Therefore, to accommodate future fluctuations in market demand, the LOA permits density transfers between villages of up to 15% of the total units authorized for each village. The criteria below must be met for the density transfer to be approved without a SPA Plan Amendment.

Pursuant to the LOA, the Applicant may transfer, at its discretion, up to fifteen percent (15%) of the units allocated to a village within the Project to another village within the same Project. The Development Services Director may approve, in his or her discretion, any transfer of units more than fifteen percent (15%) or any transfer of units to another village within Otay Ranch but not within the Project, if all of the following requirements are satisfied:

- The transfer of units between villages is consistent with the village design policies and the Entitlements for the village into which the units are being transferred;
- The total number of units for the Project is not exceeded;
- Public facilities and infrastructure including schools and parks are provided based on the final number of units within each village or Planning Area;
- The planned identity of the villages are preserved including the creation of pedestrian friendly and transit-oriented development;
- Preserve conveyance obligations will continue to be based on the final map development area; and



- The Applicant provides proof to the City of Chula Vista that all affected property owners (owners of any parcel subject to the proposed transfer) consent to the Density Transfer.

3. Secondary Designation for Elementary School Site

The elementary school site has been designated on the Village 8 East Site Utilization Plan for planning purposes; however, if a school district determines that a site will not be used for school purposes, the zoning will revert to RM-2 with densities of over 18 dwelling units per acre. Transfers of intensity to unused school sites are subject to the Village 8 East PC District Regulations Chapter X, Implementation & Administration.

III. Circulation



III. CIRCULATION PLAN

A. INTRODUCTION

The Village 8 East Circulation Plan provides a system that extends existing transportation routes and constructs planned facilities. The circulation plan incorporates vehicular and non-vehicular modes of transportation with public transportation as required by the Otay Ranch GDP. The Chula Vista General Plan Land Use and Transportation Element encourages, “a sustainable circulation/mobility system that provides transportation choices and is well-integrated with the City’s land uses.” In addition, the CVGP includes policies which emphasize improved linkages between land development and pedestrian networks, including:

- Promote and encourage development (mixed-use, commercial and residential) that is organized around compact, walkable, mixed use neighborhoods and districts that are in close proximity to a wide variety of employment, goods and services, so as to reduce reliance on the automobile.
- Encourage inviting, well-planned, pedestrian-friendly street environments in all new development with good site design, adequate walkway widths, and amenities.
- Encourage and promote pedestrian-friendly elements for transit including enhancements to roadways, interchanges and bridge crossings.
- Promote the use of non-polluting and renewable alternatives for mobility through a system of bicycle and pedestrian paths and trails that are safe, attractive and convenient forms of transportation.
- Support healthy lifestyles among residents through increasing opportunities for regular physical activity by encouraging the development of a network of pedestrian walkways in all neighborhoods.

The Village 8 East Circulation Plan establishes a network that provides access to the community as established by the Otay Ranch GDP and in accordance with the CVGP. The Circulation Plan arranges roads into a hierarchy, organized by function, to facilitate access within and around the village. These facilities are designed to create an integrated system of roads, bike lanes, trails and pedestrian walkways. In Village 8 East, a grid street system is planned to support the pedestrian-oriented village design concept.

The plan also considers non-vehicular transportation systems by making provisions to connect to local and regional trails systems that provide access between village cores, neighborhood parks, community parks, elementary



schools, open space areas including the Greenbelt trails system, and residential areas. Street classifications within the village are consistent with the Chula Vista 2002 Street Design Standards and have been refined to reflect the specific opportunities and constraints of the SPA Plan Area. Specific street design standards are established at the Tentative Map level.

The SPA Plan Public Facilities Finance Plan (PFFP) establishes a circulation phasing plan which identifies the timing of specific improvements necessary to maintain the levels of service established in the City's Threshold Standards in the Growth Management Element of the Chula Vista General Plan. The PFFP also describes the obligations for the construction, or contributions toward construction, for specific street segments which provide access to the village.

The following sections describe the regional circulation network, project circulation network, street standards, phasing of street improvements, transit planning and bicycle and pedestrian trails for the SPA Plan Area.

B. REGIONAL CIRCULATION NETWORK

Regional access to Village 8 East is provided by State Route 125, which is located adjacent to the project site. I-805 located, approximately 4 miles west of Village 8 East, provides additional north-south access as does I-5, approximately 7 miles west of the SPA Plan area. State Route 54 and SR-905 provide regional east-west circulation approximately 7 miles north and south of the project site, respectively.

Main Street, a 6-lane Prime Arterial, provides east-west access to the SPA Plan Area and connects to SR-125 just east of Village 8 East. North-south access is provided via La Media Road, a 6-lane Prime Arterial. La Media Road transitions to Otay Valley Road, a 4-lane Major Road, and provides additional access through the SPA Plan Area.

The Otay Ranch GDP provides for the expansion of the regional transit-way system into Otay Ranch. An east-west Rapid Bus service line is planned along Main Street. A north-south BRT route is planned through the Eastern Urban Center, connecting to Village 9 adjacent to Village 8 East. Local bus service may be provided within the village.

C. PROJECT CIRCULATION NETWORK

The primary entry from the north into Village 8 East will be from Main Street. An additional point off access to the northwestern portion of Village 8 East is also provided from Main Street. Otay Valley Road, a 4-lane Major Road provides access from the west and east. These entries will be signalized and allow full turning movements.

The internal circulation concept provides adequate vehicular access through the village, with alternate routes to disperse traffic. The internal circulation streets include Secondary Village Entry, Residential Streets (Promenade) and Parkway Residential streets, with specifically-designed streets to enhance the



Village 8 East village core. Traffic calming features, such as curb extensions, raised intersections, narrowed intersections and landscaped pop-outs may also be located in the internal circulation network at appropriate locations.

The circulation plan encourages pedestrian activity and bicycle access through the provision of the Village Pathway, an off-street paved path for bicycles and pedestrians. The design of all village streets includes sidewalks and landscaping to promote pedestrian circulation throughout the SPA Plan Area. All public and private streets (excluding alleyways) are subject to City of Chula Vista Council Policy Number 576-19.

The phasing of development concurrent with the provision of adequate road capacity and access improvements is fully described in the PFFP. These improvements have been phased and designed to maintain an adequate level of service in the circulation system serving the SPA Plan Area and on internal roadways throughout build-out.

The internal circulation network is conceptually shown in Exhibit 6.



LEGEND

- █ 6 LANE PRIME ARTERIAL
- █ SECONDARY VILLAGE ENTRY W/MEDIAN
- █ FOUR LANE MAJOR
- █ MODIFIED RESIDENTIAL PROMENADE STREET W/ VILLAGE PATHWAY (79' EAST OF ST. "A", 71' WEST OF ST. "A")
- █ MODIFIED 2 LANE SECONDARY VILLAGE ENTRY W/ MEDIAN
- █ MODIFIED RESIDENTIAL PROMENADE STREET
- █ SINGLE LOADED RES. PARKWAY STREET
- █ COMMUNITY PARK ENTRY DRIVE

NOTE: ALL OTHER STREETS ARE 58' RESIDENTIAL PARKWAY STREETS

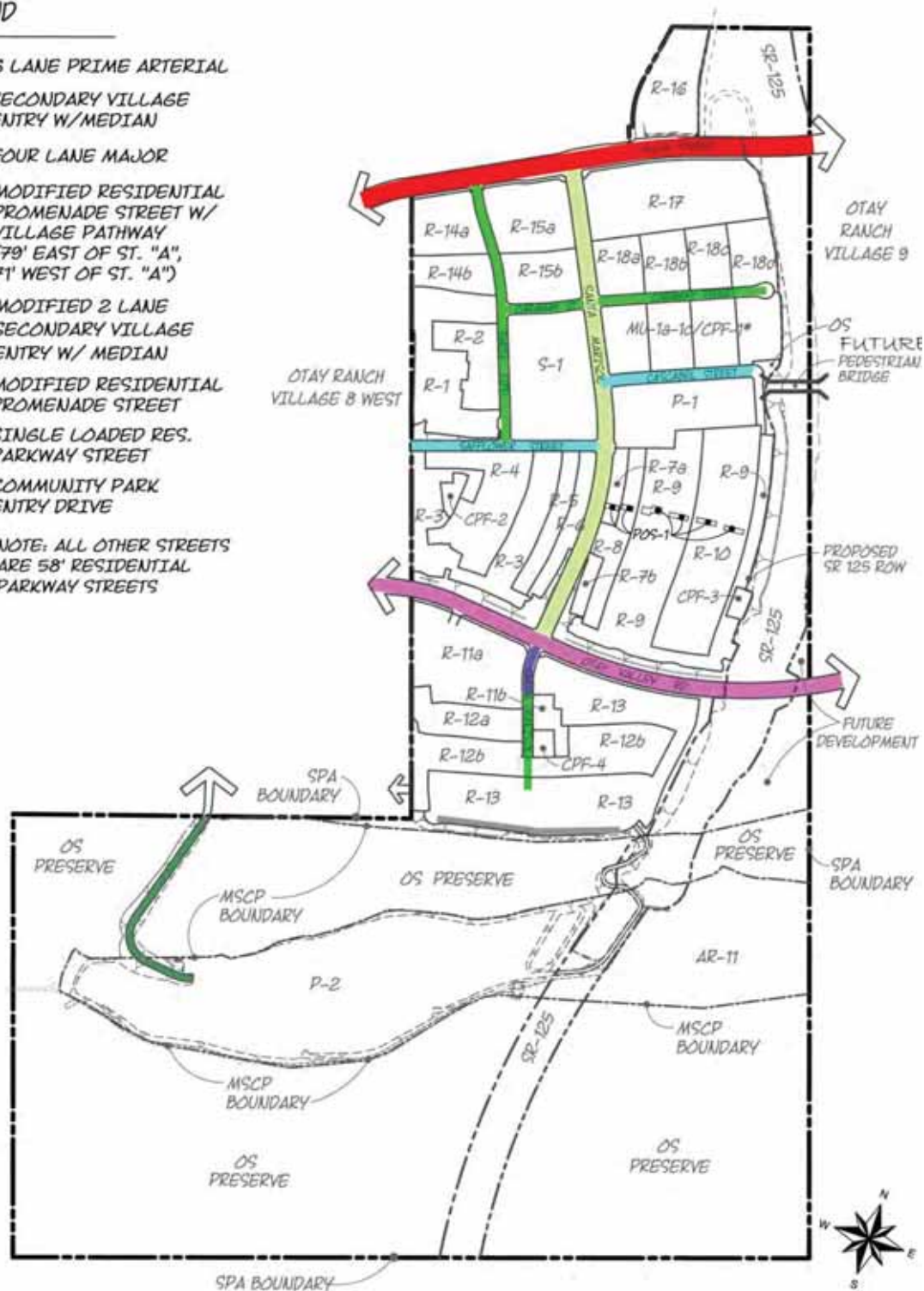


Exhibit 6
 Circulation Plan



D. STREET STANDARDS

Street standards for the arterial roads were established in the Mobility Chapter of the Otay Ranch GDP and previous project development approvals. Internal streets, based on the City of Chula Vista 2002 Design Standards, will be constructed to meet City engineering standards and conform to the policies of the Otay Ranch GDP. The Mobility chapter of the Otay Ranch GDP also allows modifications to standard street designs specific to each village. Final improvement designs will be determined as part of the subdivision approval process.

The Otay Ranch GDP describes automobile-oriented improvements as only one component of an integrated mobility system, which includes bicycles, pedestrian trails and public transit systems. For this reason, all circulation streets in and around the SPA Plan Area have been designed to minimize steep gradients where possible, and all circulation street right-of-way designs provide sidewalks or trails appropriate to the street classification.



1. Prime Arterials and Major Streets

Prime Arterials and Major Streets complete the City's regional circulation system. They are designed to operate at maximum efficiency and provide for automobile and bus access to regional destinations and freeways/tollways. Prime Arterials and Major Roads intersect at intervals of three-quarter miles or greater. Main Street is a 6-Lane Prime Arterial. Otay Valley Road is a 4-lane Major Street. Class 2 Bike Lanes are planned along Main Street and Otay Valley Road. Regional Trails are located on the south side of Main Street/Hunte Parkway and the south side of Otay Valley Road. These regional trails provide connections to the city-wide regional trail system and the City's Greenbelt trail system within the Otay Valley Regional Park.



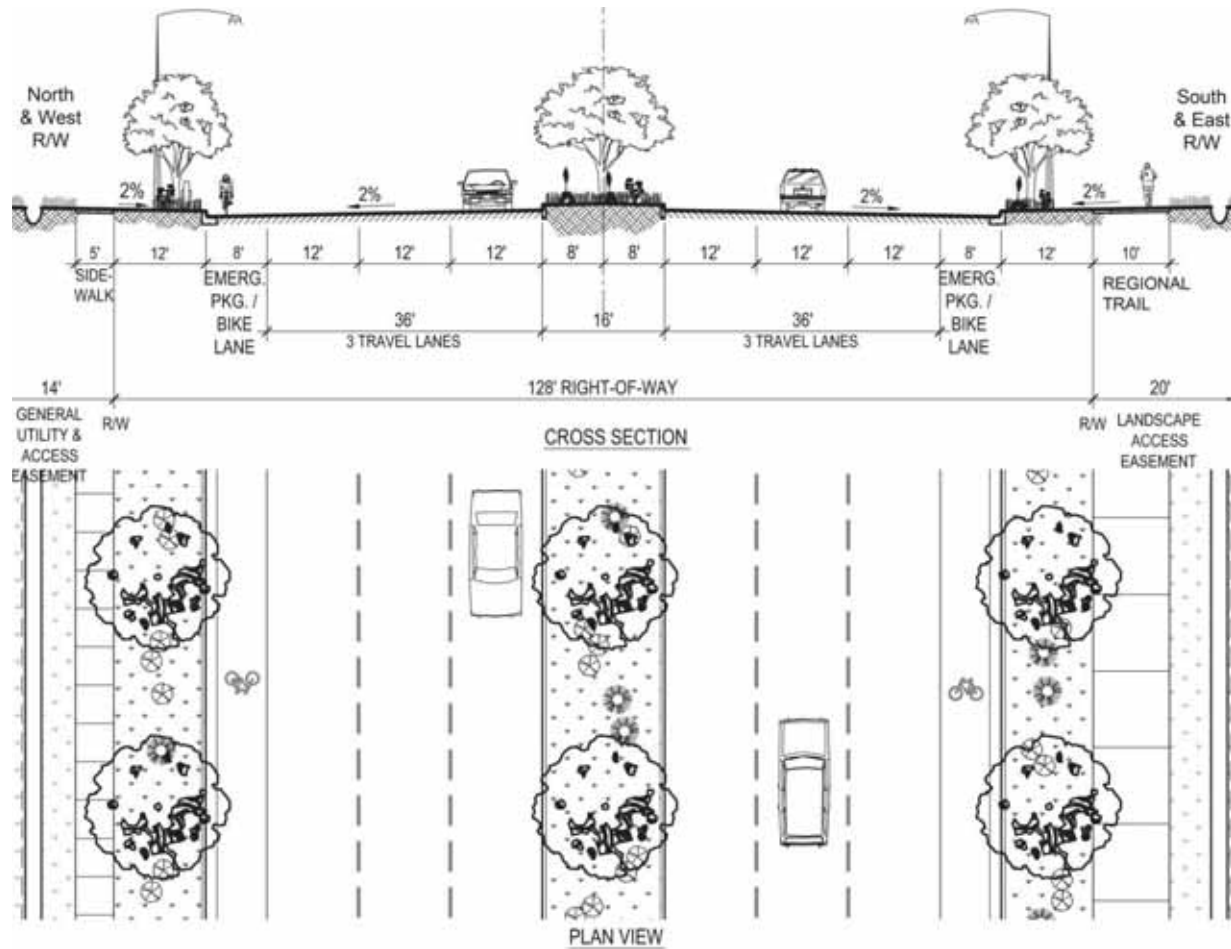


Exhibit 7
Six Lane Prime Arterial
 Main Street

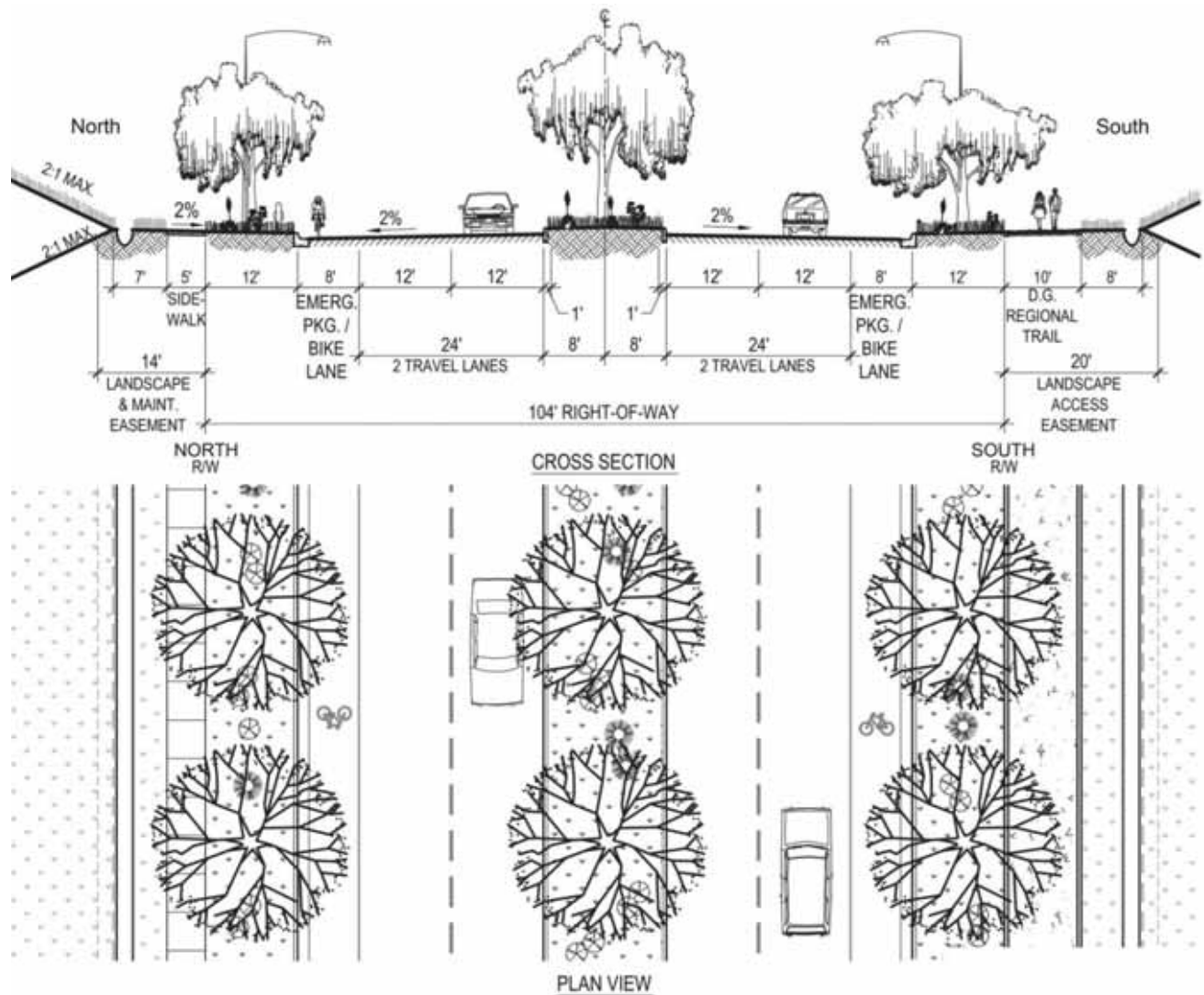


Exhibit 8
4- Lane Major Road
 Otay Valley Road

Not to Scale



2. Four Lane Secondary Village Entry Street with Median

The Secondary Village Entry Street is the primary north-south circulation street serving Village 8 East. This street traverses the village and connects the northern and southern Village 8 East neighborhoods and includes Class 2 Bike Lanes. The Village Pathway, located on the west side of the street, provides a pedestrian connection from Main Street to the Village Core and south to Otay Valley Road. The street has a residential character with homes facing the street and is designed to slow traffic by permitting parallel parking on both sides and separating the walkway from the street with landscaped parkways. The Village Pathway is a 10' wide tree shaded walkway with enhanced pedestrian-scaled lighting. South of Otay Valley Road, Santa Mirasol (Street A) is a Two Lane Secondary Village Entry with a Promenade Trail.



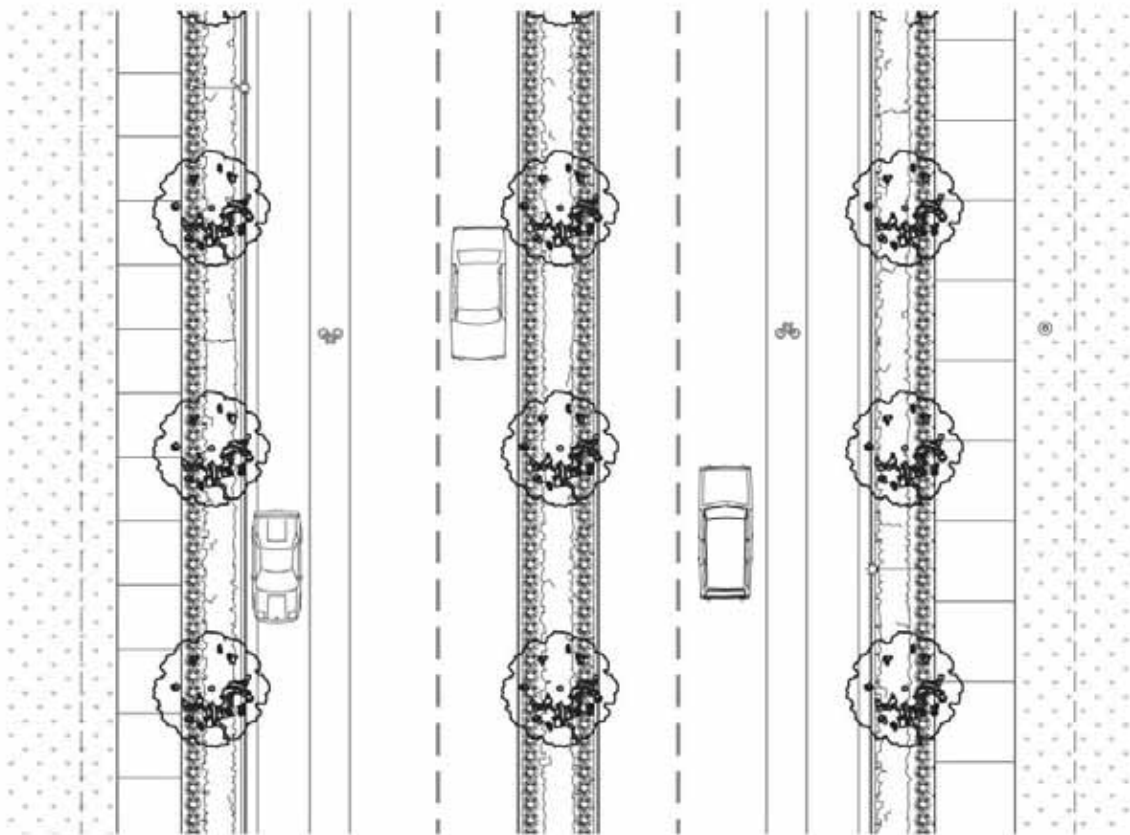
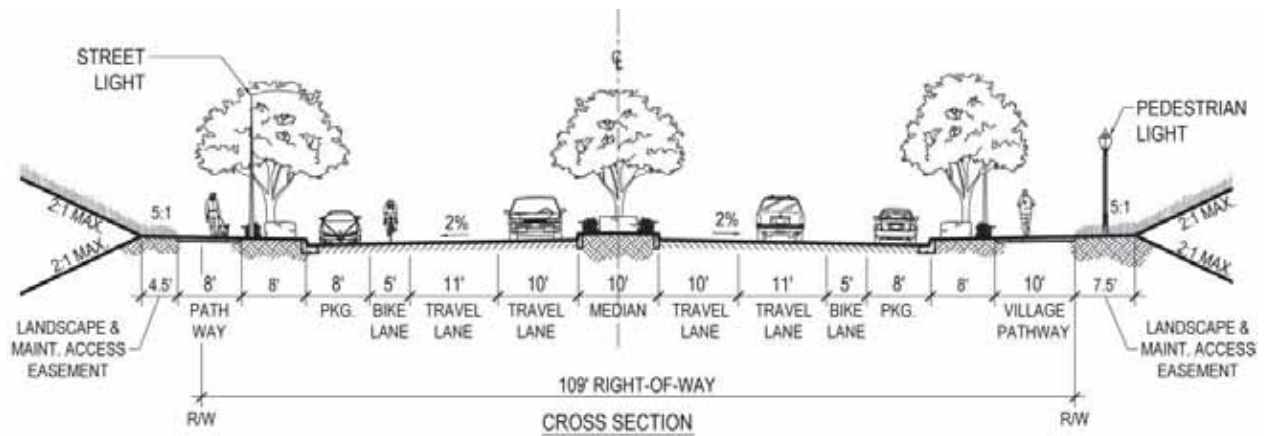


Exhibit 9
 Four Lane Secondary Village Entry with Median

Not to Scale

Santa Mirasol (Street "A")

3. Residential Promenade Street (Modified with Village Pathway)

Residential Promenade Streets (Modified with Village Pathway) are the primary circulation streets through the village core. The street design promotes the pedestrian-oriented urban village design by providing a 10' wide, tree-shaded walkway (Village Pathway with enhanced pedestrian-scaled lighting) on one side of the street and a standard sidewalk with a landscaped parkway on the other side. The street design provides travel lanes and on-street parallel parking on both sides of the street. Class 2 Bike lanes are also provided. Parking is not permitted along the south side of Safflower Street (Street "L").



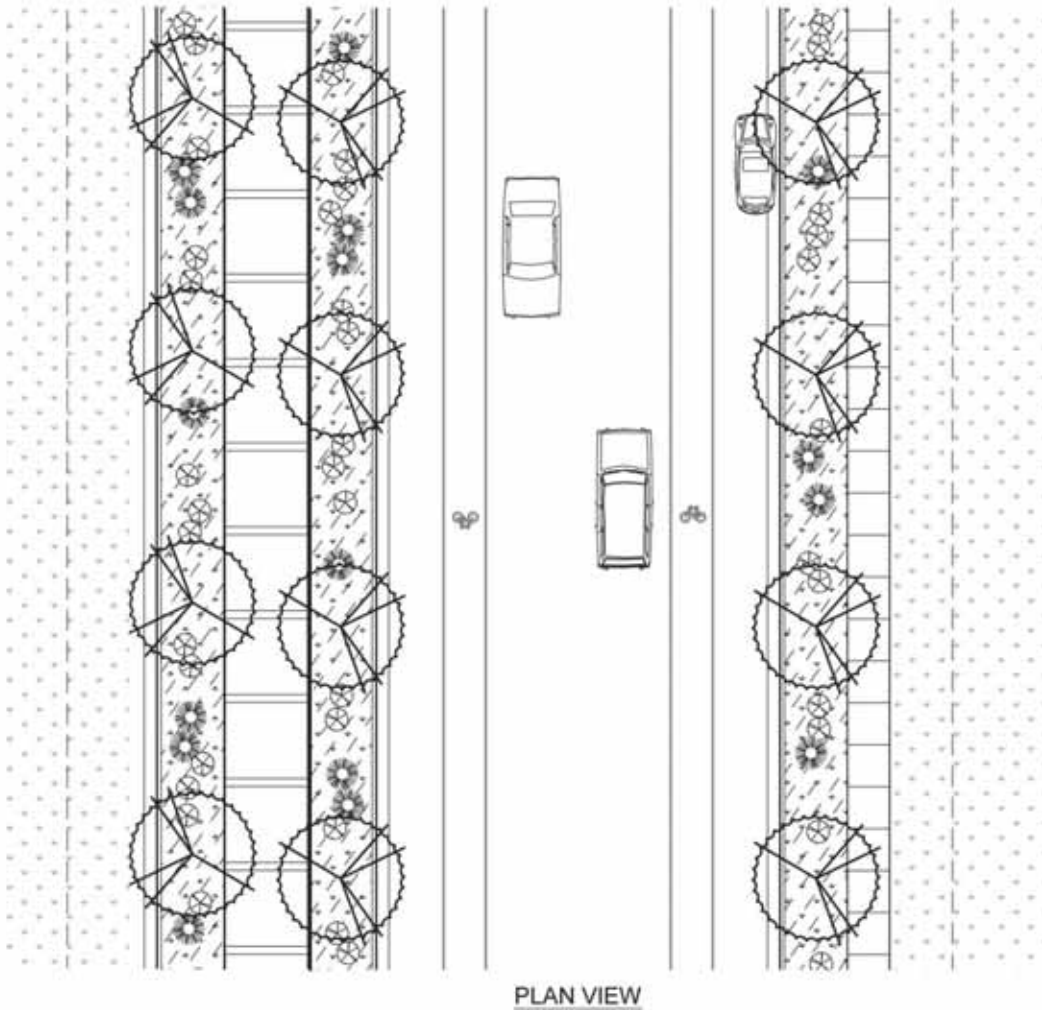
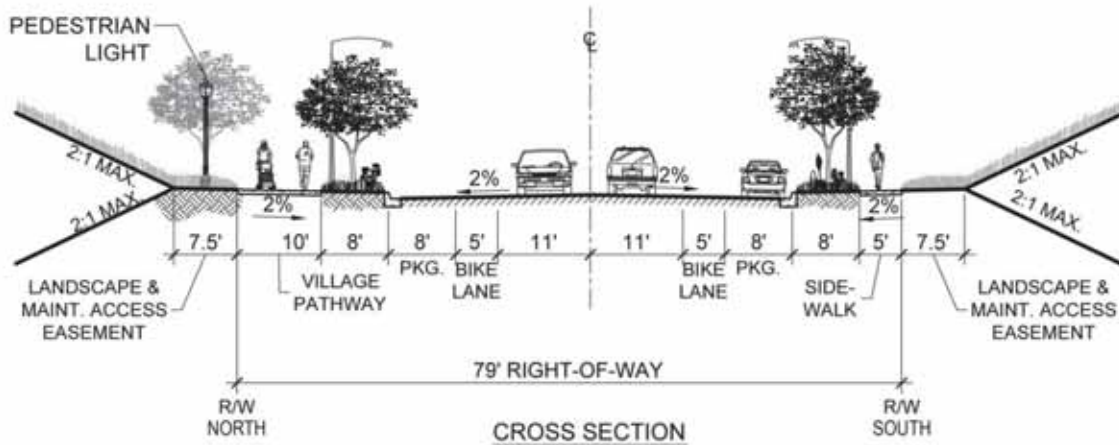


Exhibit 10
Residential Promenade Street (Modified with Village Pathway)

Not to Scale

Santa Tipu (Street B)

4. Residential Promenade Streets (Modified)

Residential Promenade Streets (Modified) are the primary circulation streets through residential neighborhoods. The street design promotes the pedestrian-oriented urban village design by providing a 6' wide, tree-shaded walkway (Promenade Trail with enhanced pedestrian-scaled lighting) on one side of the street and a standard sidewalk on the other side. The street design provides travel lanes and on-street parallel parking on both sides of the street. "Sharrows" painted on the travel lane will allow bicycles to share the travel way with vehicles.



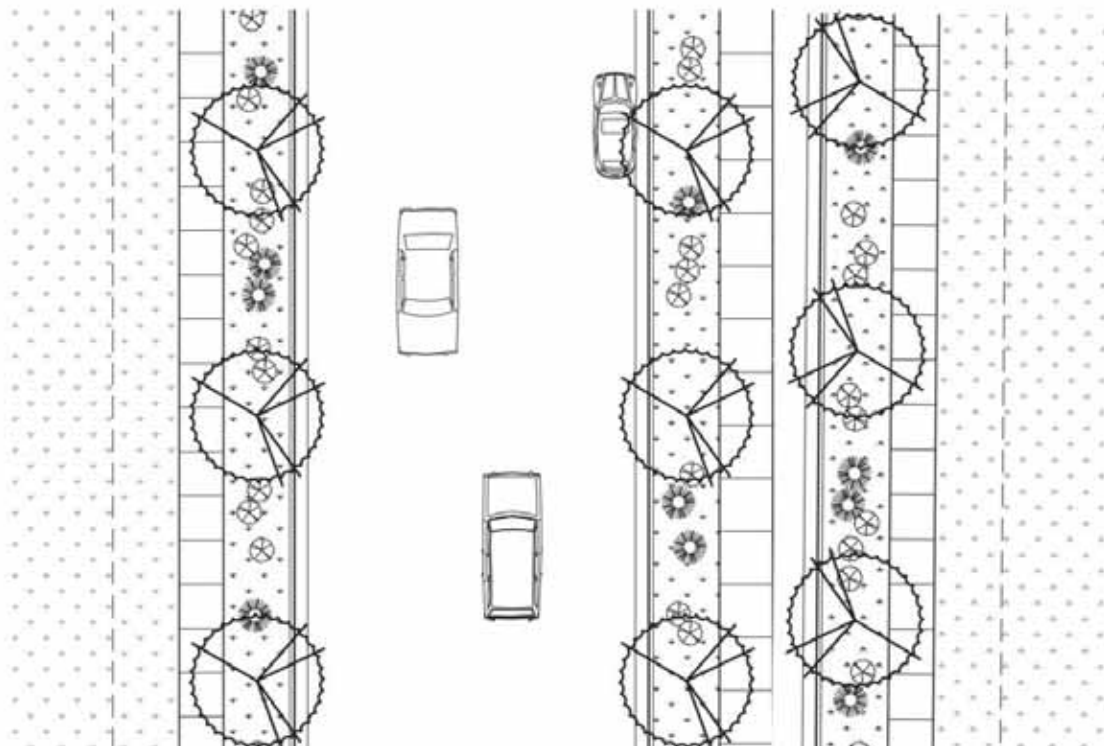
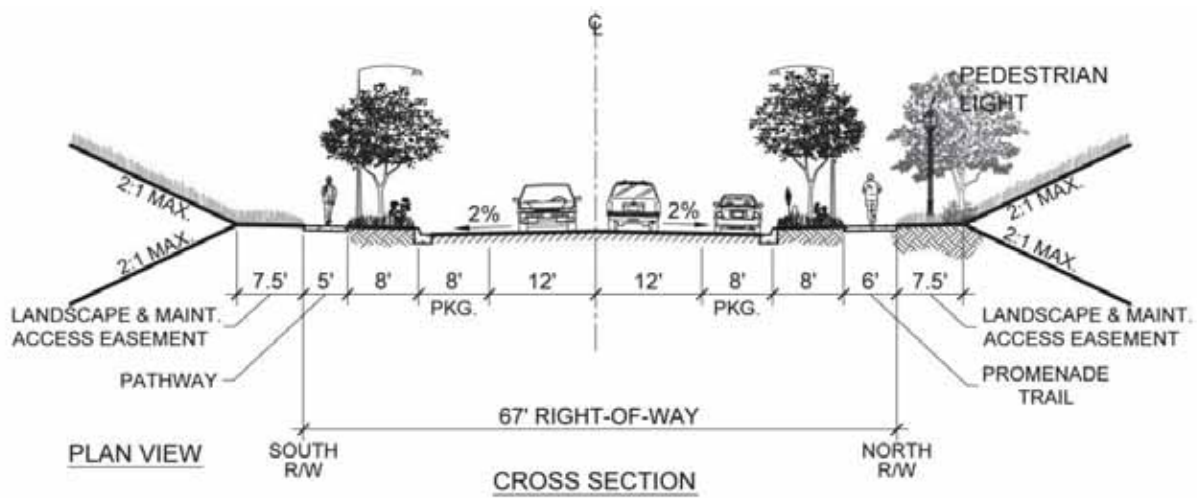


Exhibit 11
Residential Promenade Street (Modified)

Not to Scale

Numerous Streets



5. Parkway Residential Streets

Parkway Residential Streets are designed to emphasize the pedestrian-orientation of the village with narrow travel lanes and sidewalks separated from the road with landscaped parkways. Parkway Residential Streets are located throughout the neighborhoods of Village 8 East. The street design provides for two travel lanes, on-street parallel parking and landscaped parkways (Exhibit 12a). Parking is restricted to one side along the Single-Loaded Parkway Residential Street (Exhibit 13b)

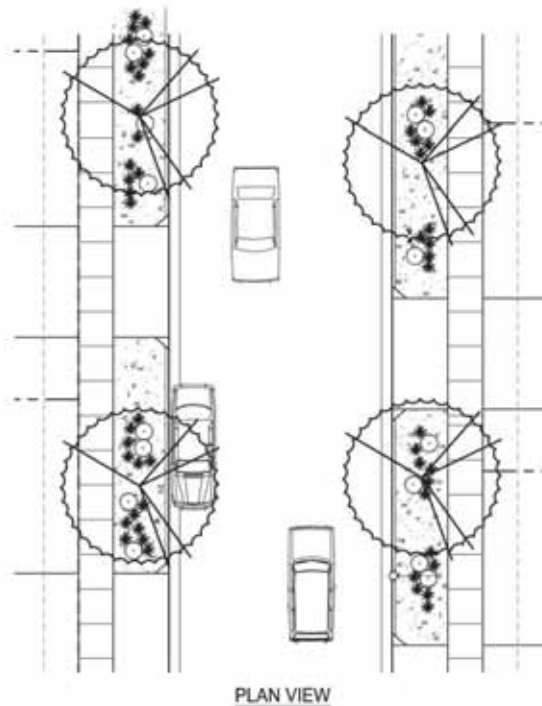
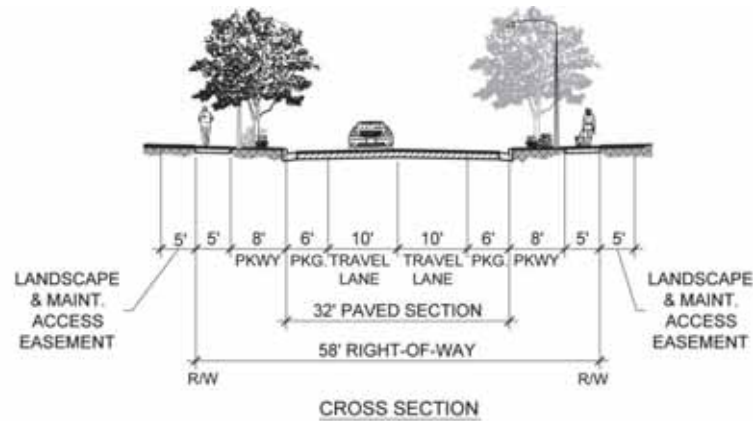


Exhibit 12a
 Parkway Residential Street

Not to Scale

Numerous Streets



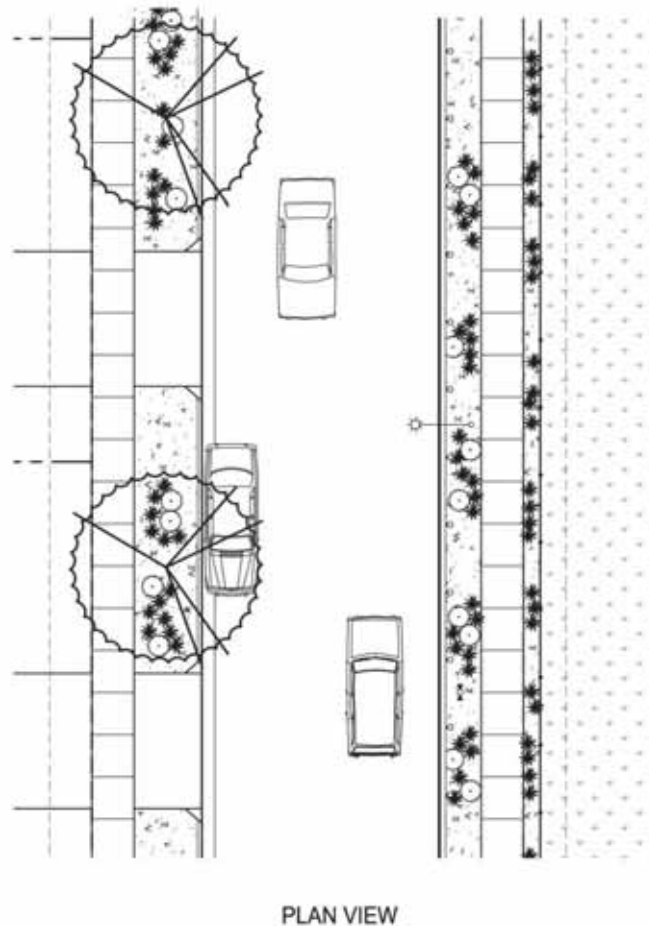
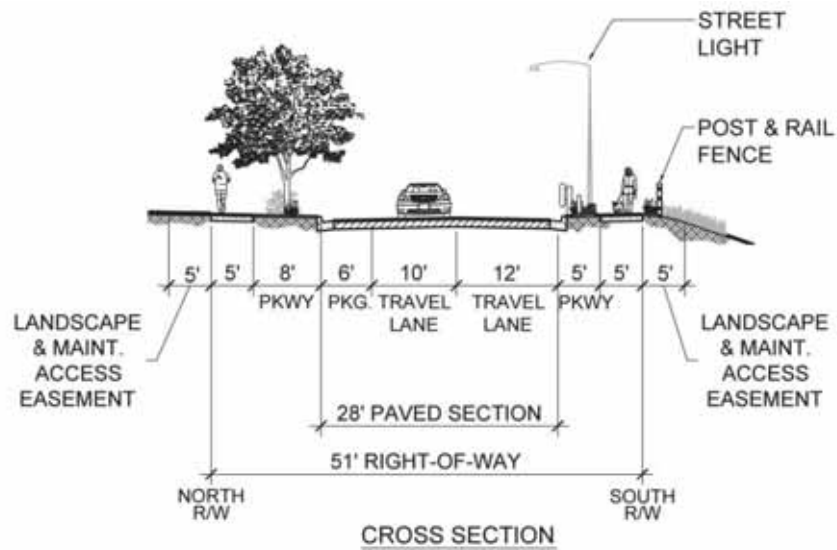


Exhibit 12b
Modified Parkway Residential Street (Single Loaded)

Not to Scale

Portion of Trimaran Street (Portion of Street "RR")



6. Community Park Entry Drive

The Community Park Entry Drive provides a pedestrian and vehicular connection to the community park south of Village 8 East. The road features two travel lanes and the 10' regional trail on the east side of the road providing views of the Otay Valley. A landscaped parkway on one side of the street and narrowed travel lanes are designed to slow traffic and create a comfortable pedestrian experience along this road. Landscaping along the Community Park Entry Drive shall utilize the plant species contained in the Preserve Edge Plan.



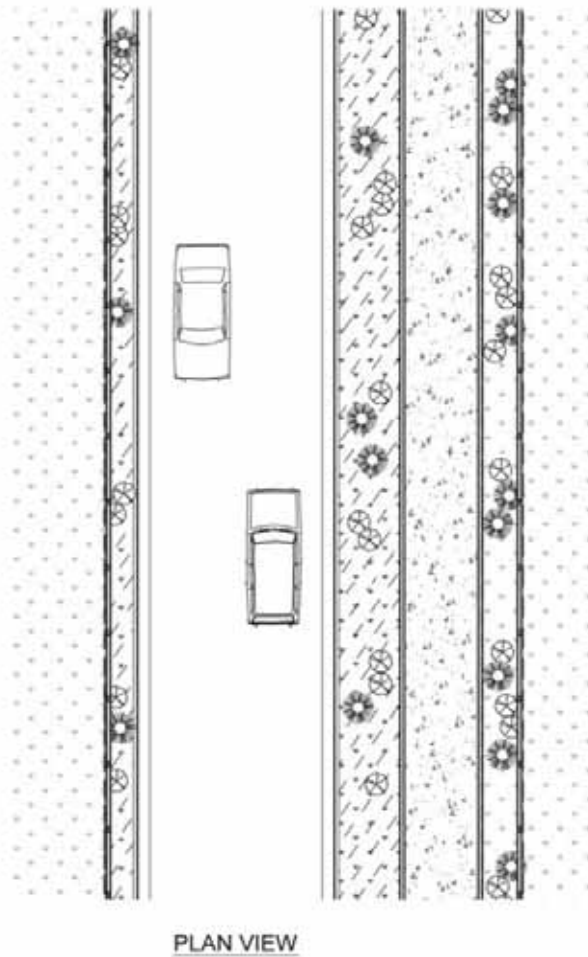
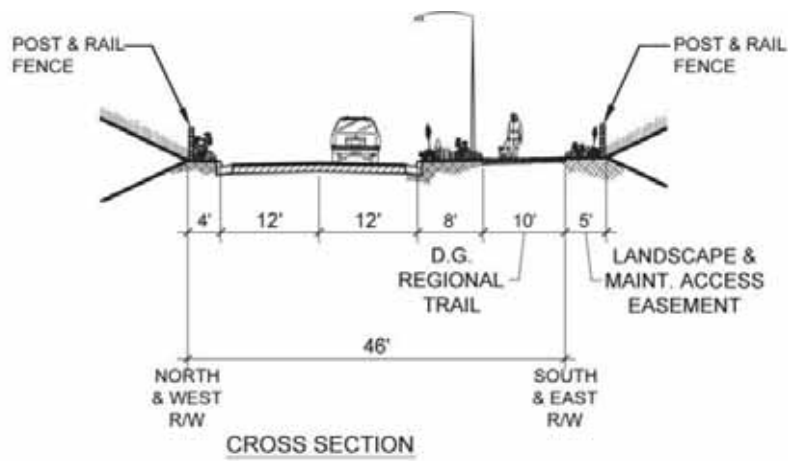
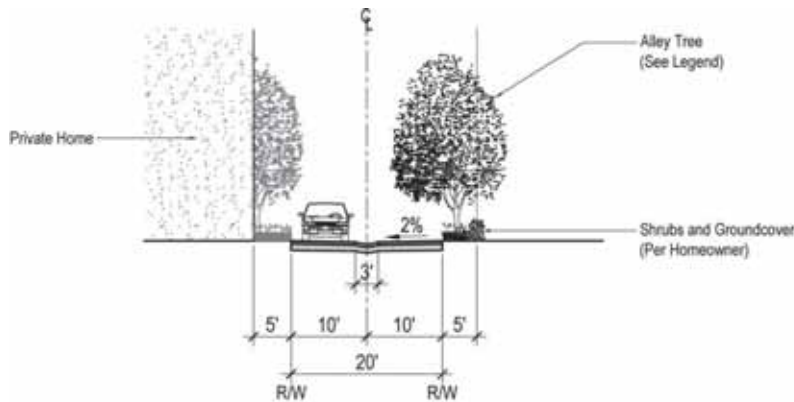


Exhibit 13
Community Park Entry Drive
 Not to Scale

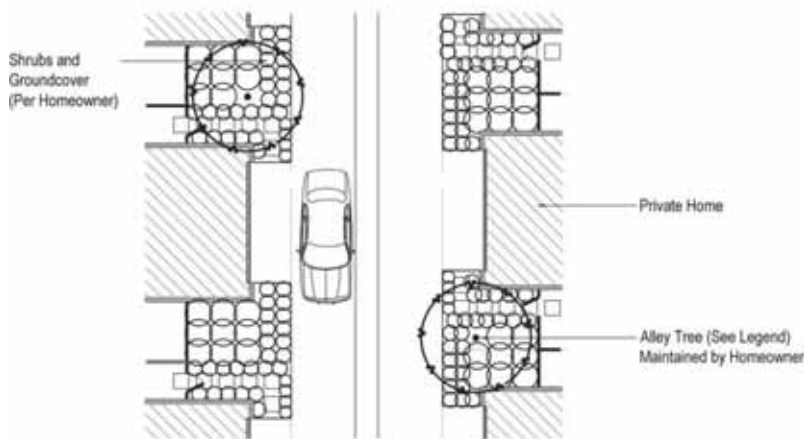


7. Private Alleys

In small lot single family and mixed-use areas, private alleys may be appropriate. Alleys provide rear entrances for vehicles, decrease traffic on residential streets, soften the appearance of street-facing garages and enable homes to be more open and inviting to the street, creating a pedestrian-friendly environment. Alleys may also provide an alternative location for utilities. Typical alley pavement width is 20 feet.



CROSS SECTION



PLAN VIEW

Exhibit 14
Private Alley

Not to Scale

Typical Private Alley Cross Section



8. Private Residential Streets

In small lot single family and mixed-use areas, Private Residential Streets may be appropriate. Typical private residential streets provide two travel lanes, parallel parking, and curb-adjacent sidewalks on both sides of the street. Parkway Residential Streets are the preferred residential street throughout Village 8 East (Exhibits 12a and 12b). Implementation of this street section is subject to Design Review approval.

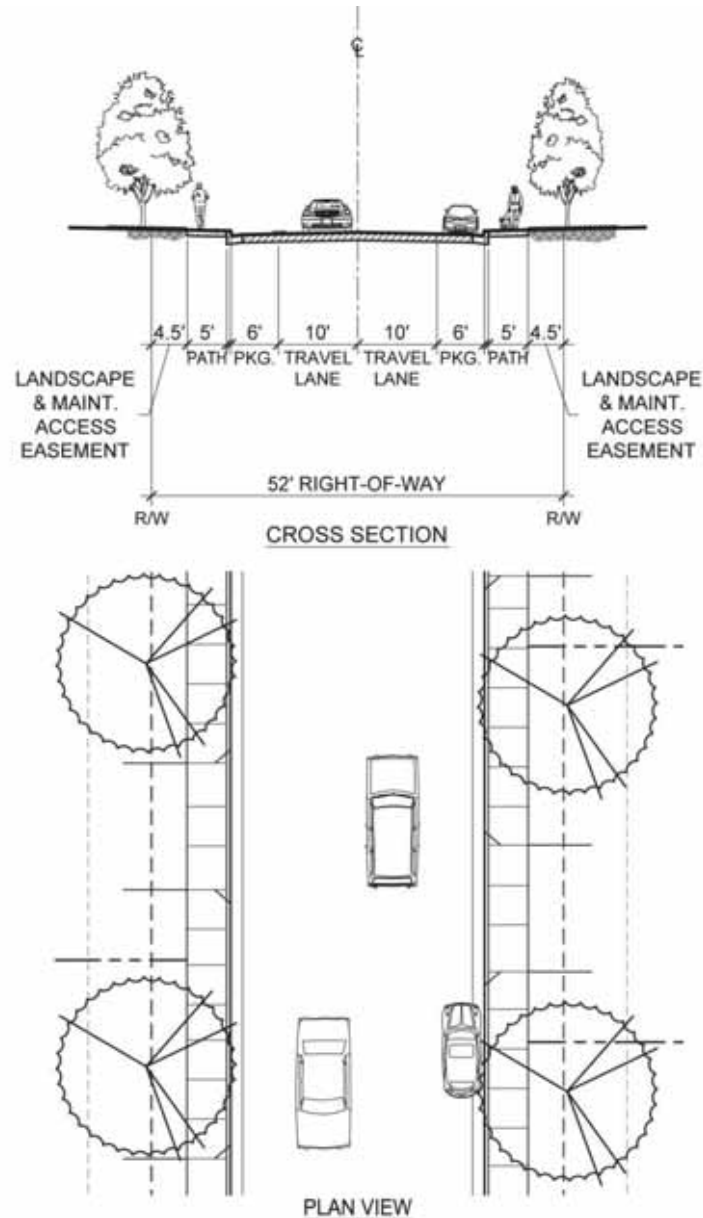


Exhibit 15
Private Residential Street Section (Typical)

Not to Scale



9. Private Courtyard

In small lot single family cluster neighborhoods, private courtyard access may be appropriate. Typical courtyards provide direct access to garages, creating pedestrian oriented streetscapes.

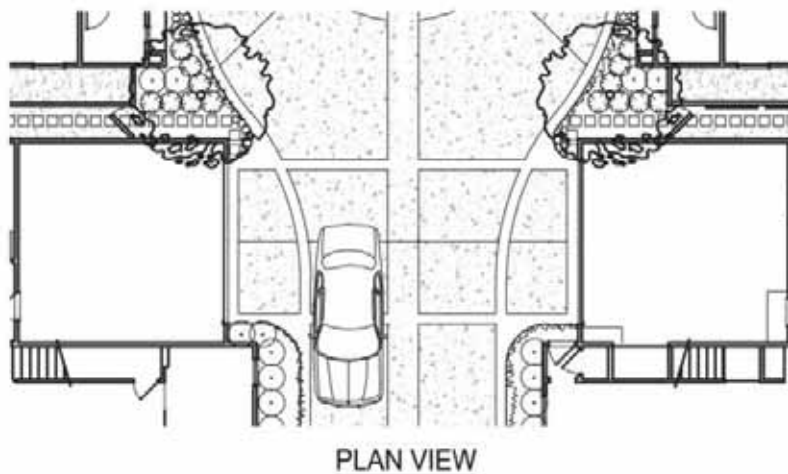
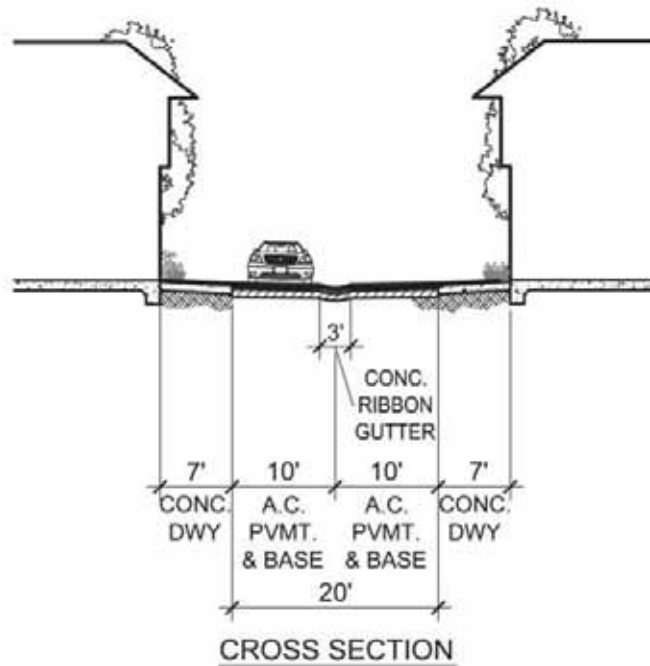


Exhibit 16
Private Courtyard (Typical)

Note: 20' Right of Way must be clear of building obstructions

Not to Scale



E. TRAFFIC CALMING

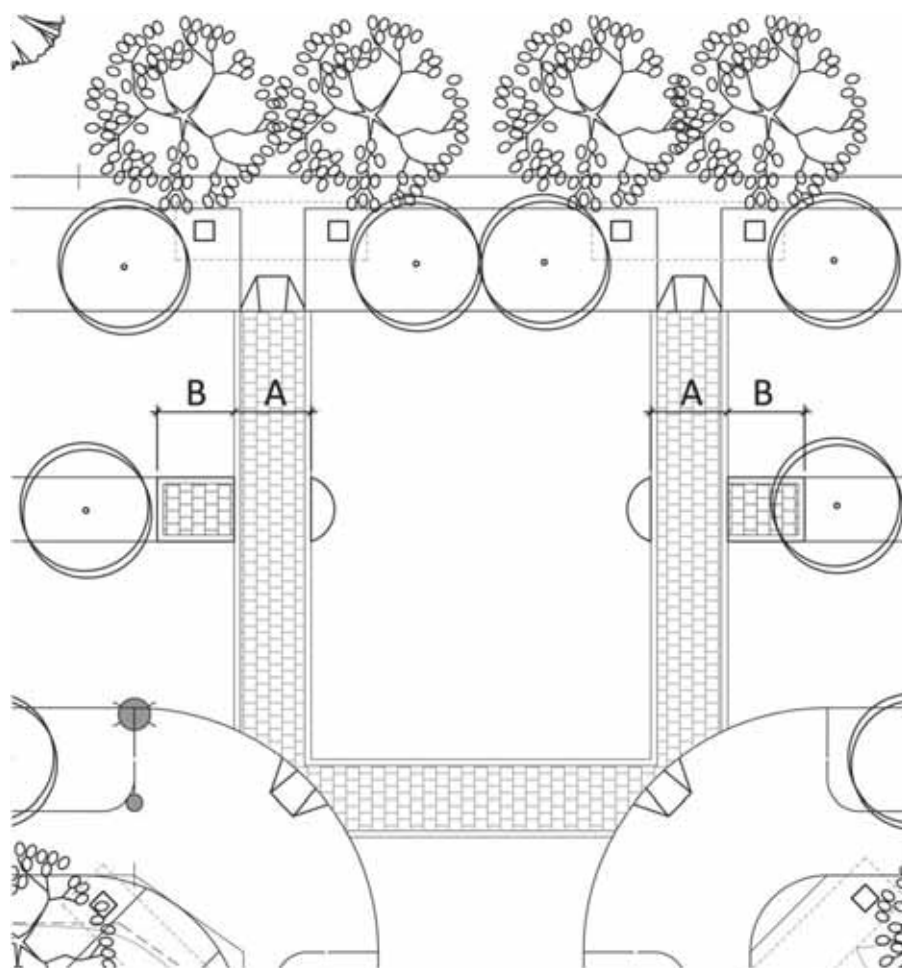
Traffic calming measures promote the pedestrian-orientation of the village. These elements require thoughtful design to provide adequate sight distances and other features to promote safety. The design and location of traffic calming features require the approval of the City Engineer and Development Services Director prior to or concurrent with approval of the Tentative Map.

1. Grid Street Design

The street circulation system in Village 8 East is designed in a grid pattern that helps to calm traffic. The grid pattern creates numerous intersections, requiring vehicles to travel slowly and make frequent stops. The grid pattern also disperses traffic throughout the village by providing numerous travel route options. Dispersed traffic reduces congestion and conflicts, allowing drivers to travel "calmly" through the village.

2. Pedestrian Refuge Island

Pedestrian Refuge Islands provide pedestrians and bicyclists a refuge area within intersection and midblock crossings. Refuge islands provide a location for pedestrians or bicyclists to stop partially through their crossing. In addition, refuge islands break up crosswalks within multi-lane and multi-legged intersections into shorter and easier portions for pedestrians to cross.



Plan View



Elevation

Key:

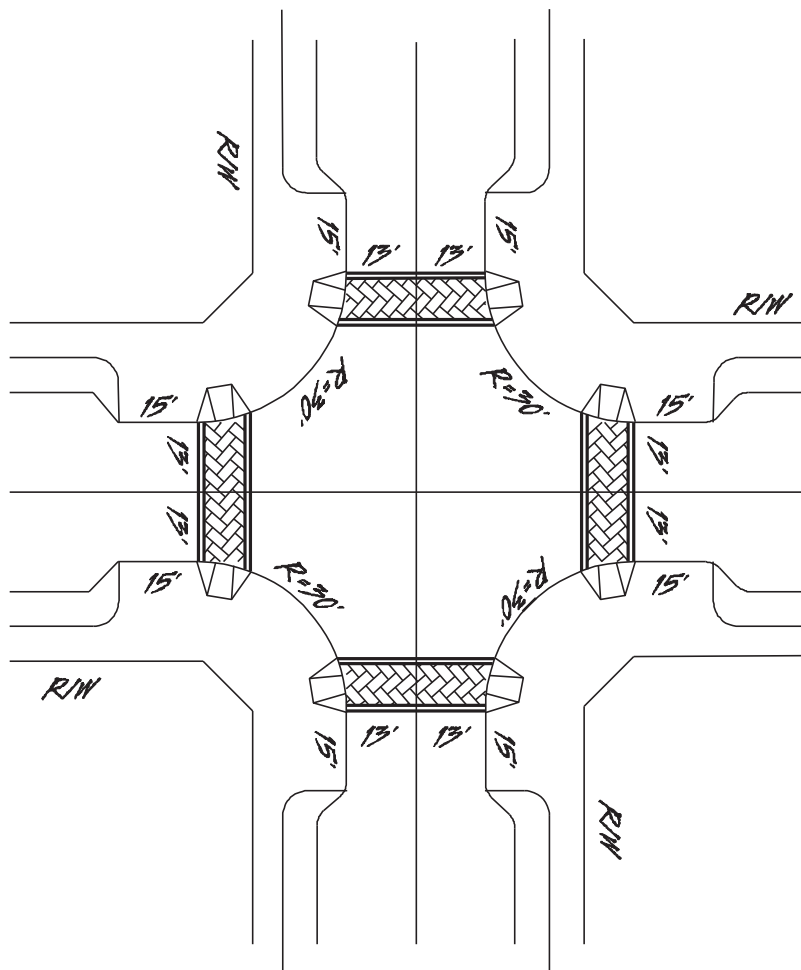
A - CROSSWALK WIDTH

B - PEDESTRIAN REFUGE ISLAND ZONE



3. Curb Extensions

Curb Extensions extend the line of the curb into the travel lane, reducing the width of the street. Curb extensions typically occur at intersections and can reduce pedestrian crossing distance and exposure to traffic; improve driver and pedestrian sight distance visibility; and visually and physically narrow the travel lane, resulting in a traffic calming effect.



Note: Not to scale
Implement wherever grades
through the entire intersection
are 2% or less.

Exhibit 18
Typical Curb Extensions

Note: Utility conflicts within intersections with curb extensions are subject to approval of Otay Water District and the City Engineer



4. Landscaped Pop-Outs

Bay parking with landscaped pop-outs may be located within the Village Core adjacent to the mixed-use center, P-1 neighborhood park and elementary school site. This traffic calming feature slows traffic by creating pinch points at mid points along these streets. Bay parking and landscaped pop-outs provide protected parallel bay parking and create a sense of place through enhanced landscaping.

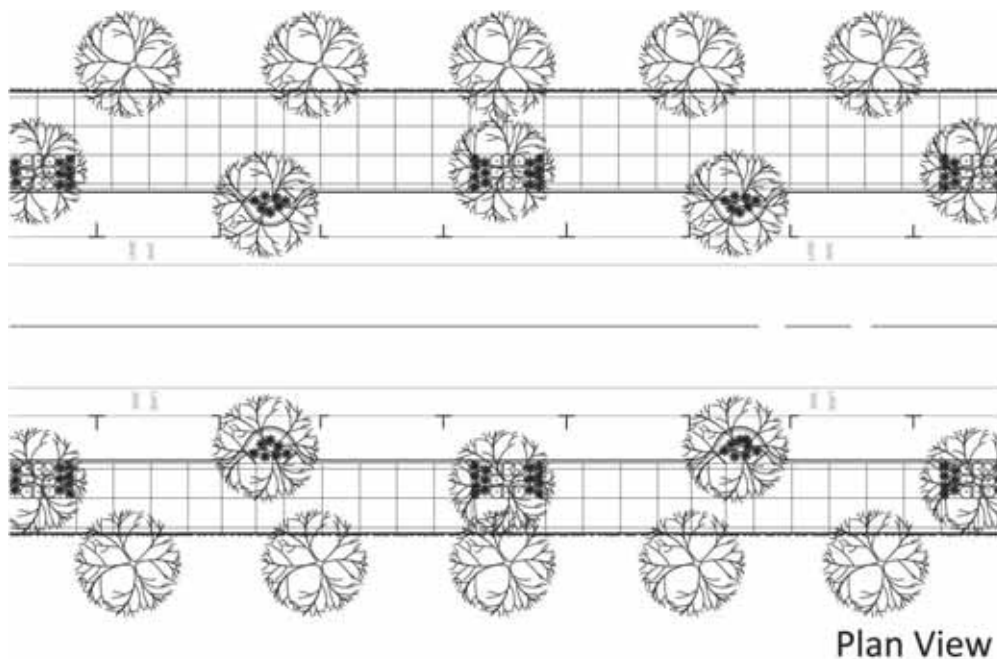


Exhibit 19
Typical Landscape Pop-outs

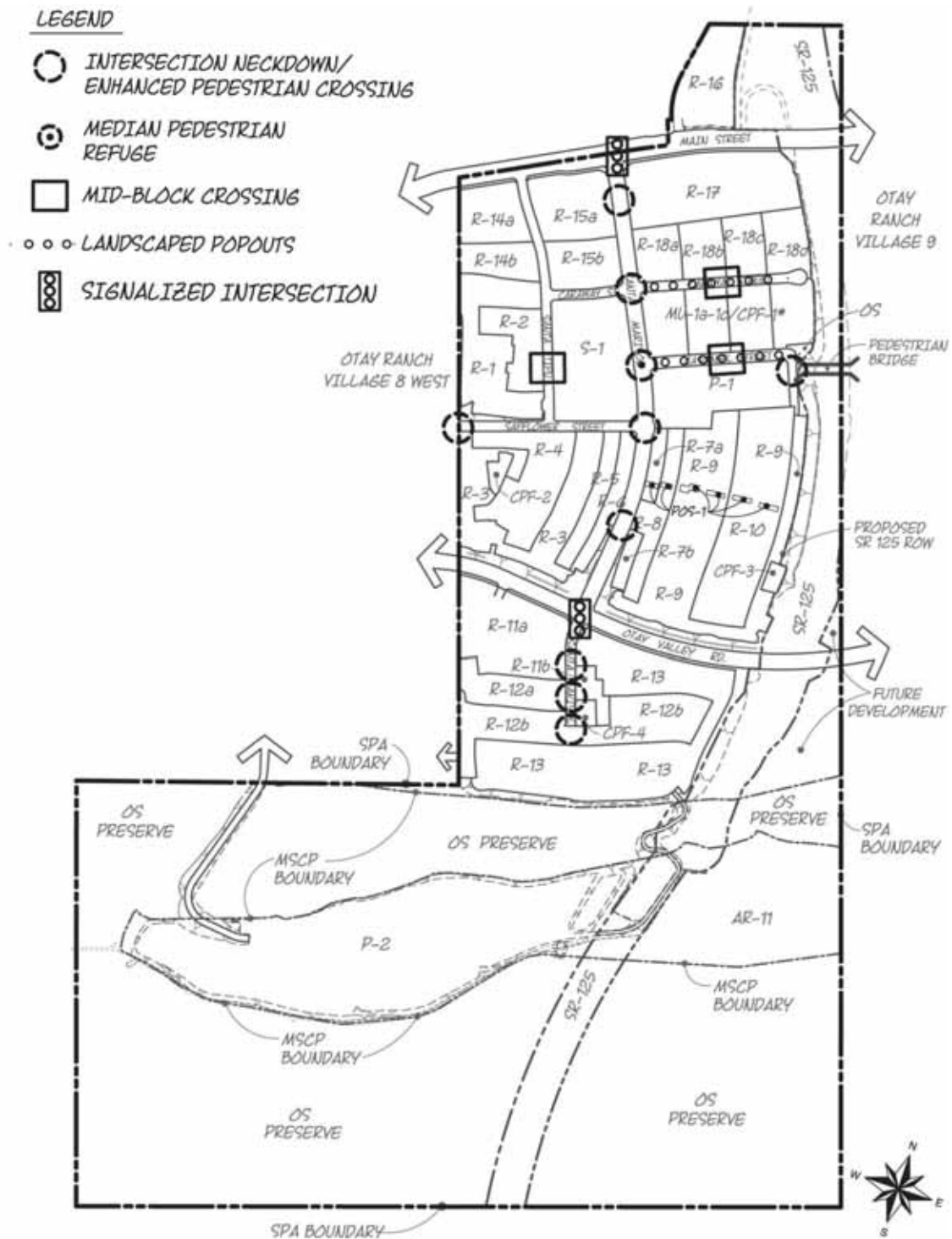


Exhibit 20
 Conceptual Traffic Calming Location Plan



F. TRANSIT PLANNING PRINCIPLES

Public transportation is an integral part of the Otay Ranch Community. The design of the SPA Plan Area promotes access to public transit and locates land uses in proximity to proposed transit stations. The San Diego Association of Governments (SANDAG) is responsible for regional transportation and transit planning. On October 28, 2011, the SANDAG Board of Directors adopted the 2050 Regional Transportation Plan (RTP) which established the multimodal transportation system for San Diego County, including the City of Chula Vista. The 2050 RTP includes Bus Rapid Transit (BRT) Route 628/680 from Downtown San Diego to Otay Ranch and ultimately to East Otay Mesa and the Mexican Border. In addition, BRT Route 627 links the H Street Trolley Station to Otay Ranch via Southwestern College. The Chula Vista General Plan also includes plans for Rapid Bus Route 635 between the Palomar Street Trolley Station and EastLake Business Center via Main Street and Otay Ranch.

The public transit system also includes a network of local bus routes oriented to community activity centers, including Otay Ranch villages and the proposed University. The local bus network may loop into neighborhood areas collecting riders for the east-west express bus route and the north-south regional transit system. Rapid Bus service (Route 635) is planned along Main Street, just north of Village 8 East. In addition, BRT Route 628 is planned east of Village 8 East within adjacent Village 9. The conceptual transit plan for the SPA Plan Area is shown in Exhibit 21.

Local Bus service may be provided through Village 8 West on Street “A,” with a potential bus stop in the village core. Transit stop locations and design are based on the following principles:

- Locate transit stops where there are a number of major pedestrian generators.
- Locate transit stops and pedestrian walkways to provide access while respecting the privacy of residential areas.
- At the intersection of two or more transit routes, locate bus stops to minimize walking distance between transfer stations.
- Locate bus turn-outs on the far side of the intersections to avoid conflicts between transit vehicles and automobile traffic, permitting right-turning vehicles to continue turning movements.
- Transit stops should be provided with adequate walkway lighting and well designated shelters.
- Walkway ramps should be provided at transit stops to ensure accessibility.

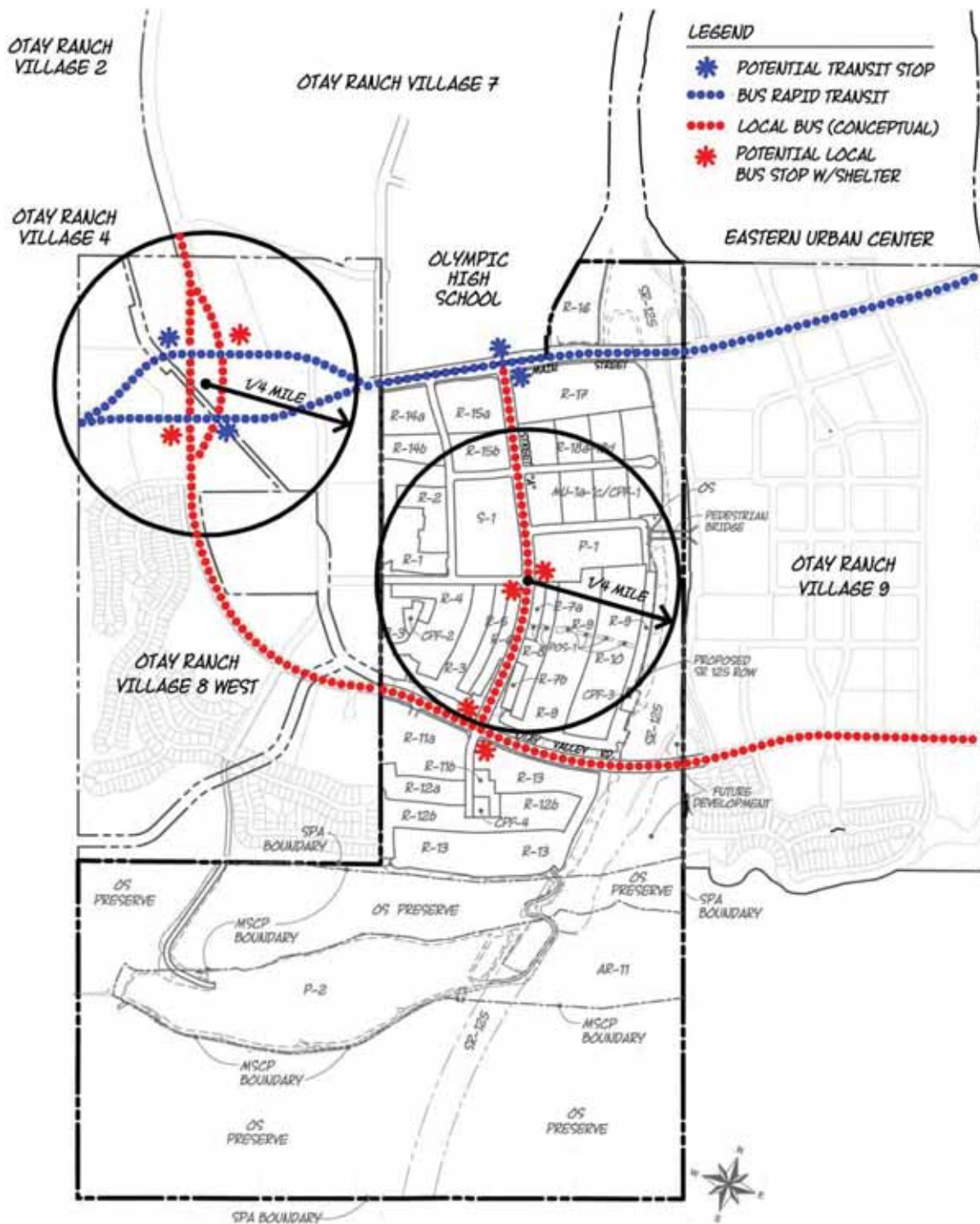


Exhibit 21
 Conceptual Public Transportation Plan



G. PEDESTRIAN TRAILS

The Village 8 East SPA Plan is designed to accommodate the trails program described by the Otay Ranch GDP, Overall Design Plan, the City of Chula Vista Greenbelt Master Plan, and Otay Valley Regional Park (OVRP) Concept Plan. The plan recognizes the provision of bicycle and pedestrian circulation is fundamental to creating urban villages. All village streets and sidewalks have been designed at gradients of 10 percent or less to facilitate pedestrian circulation.

The trails program is described below. The Trails Plan is depicted on Exhibit 22. The street cross-sections (Exhibits 7-13) illustrate regional and village trails and pathways located along public roadways. Separate trail cross-sections are also provided on Exhibits 23 to 29. The Village 8 East SPA Parks, Recreation, Open Space, and Trails Master Plan and the Village 8 East Design Plan provide additional details regarding the trail system.

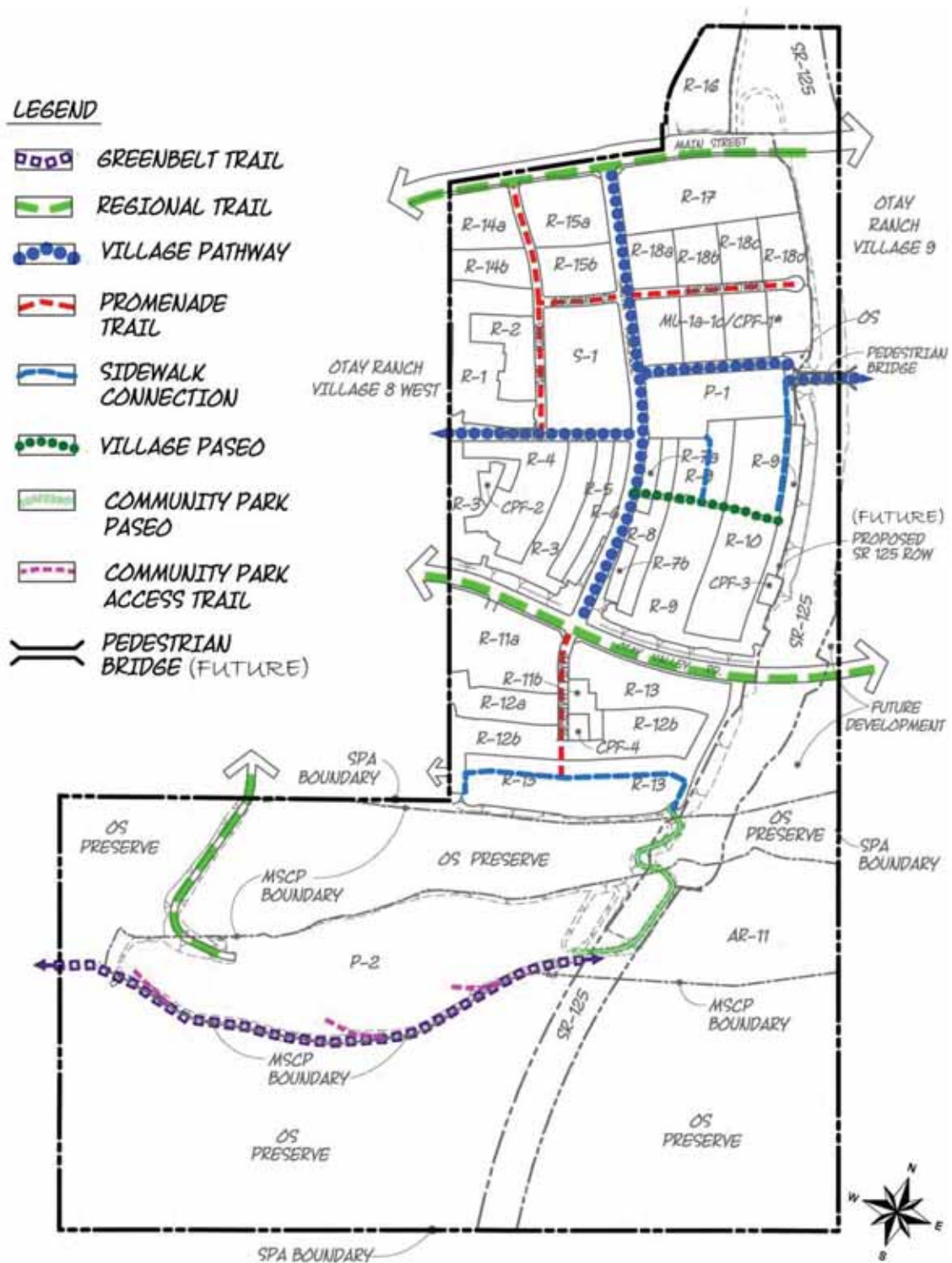


Exhibit 22
 Trails Plan

NOTE: Village 8 Paseo to be extended to Street "A" (Santa Mirasol) on Village 8 East Tentative Map.



1. Chula Vista Greenbelt and OVRP Trails

As described in the Chula Vista Greenbelt Master Plan, planned multi-use trails, including equestrian uses, will be implemented within the existing Salt Creek sewer access/maintenance road through the Otay Valley on the north side of the river. This segment of the Greenbelt Trail (approximately $\frac{3}{4}$ mile), is located along the southern edge of the P-2 Community Park. The Greenbelt Trail is connected to and accessed via connections to the internal community park access trail circulation system at three points along the park's southern edge, as depicted in Exhibit 36. In addition, two pedestrian connections are provided between Village 8 East and the Chula Vista Greenbelt/OVRP trail via the Community Park Entry Drive and Community Park Paseo.

The OVRP Concept Plan identifies a multi-use trail system through the Otay River Valley. The portion of the Greenbelt Trail described above coincides with the OVRP trail. By locating these trails together, on an existing maintenance access road, impacts to sensitive habitat in the river valley are minimized and access to the MSCP Preserve is controlled. The Chula Vista Greenbelt Trail will be implemented according to the Greenbelt Master Plan and OVRP Design Standards and Guidelines. All trail signage shall conform with the Greenbelt Master Plan.

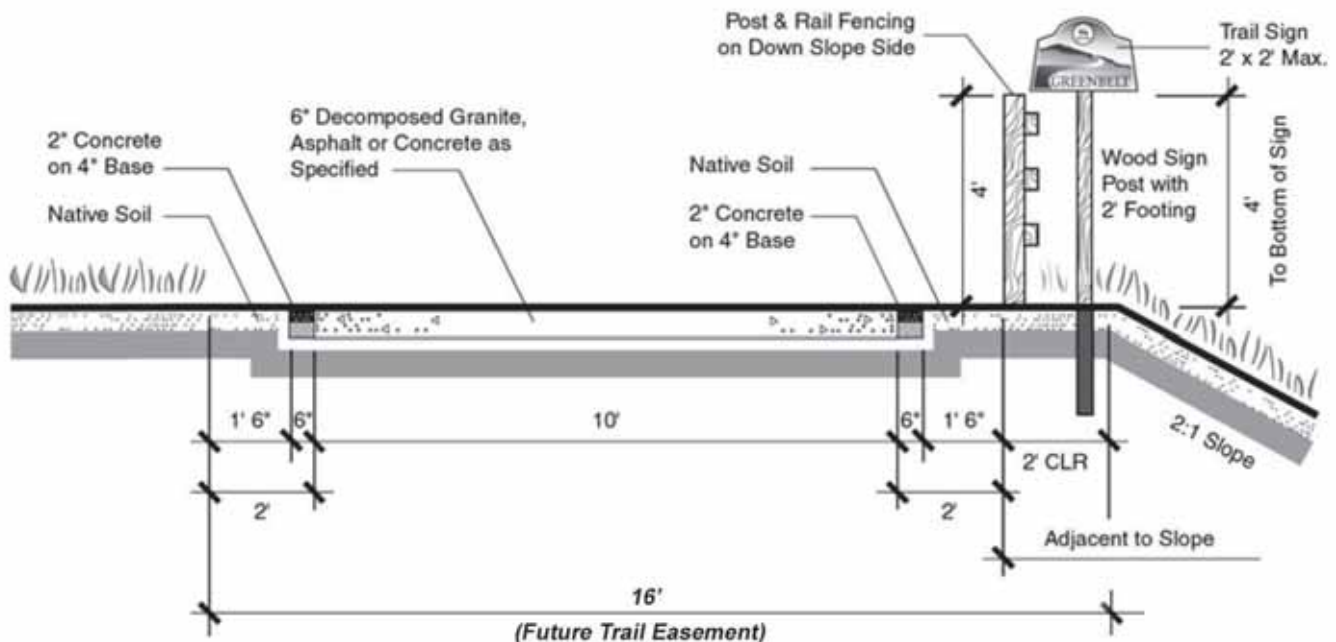


Exhibit 23
 Chula Vista Greenbelt Trail



2. Regional Trails

Chula Vista Regional Trails are located on the north side of Main Street, the south side of Otay Valley Road and along the Community Park Entry Drive providing direct pedestrian access to the Community Park. These trails are located adjacent to the roadways within landscape buffers. The concrete or decomposed granite trails are 10 feet wide and accommodate both pedestrians and bicycles. The Regional Trails connect Village 8 East to the Village 8 West Town Center, Village 9 Town Center, and the University Planning Area. All trail signage shall conform with the Greenbelt Master Plan.

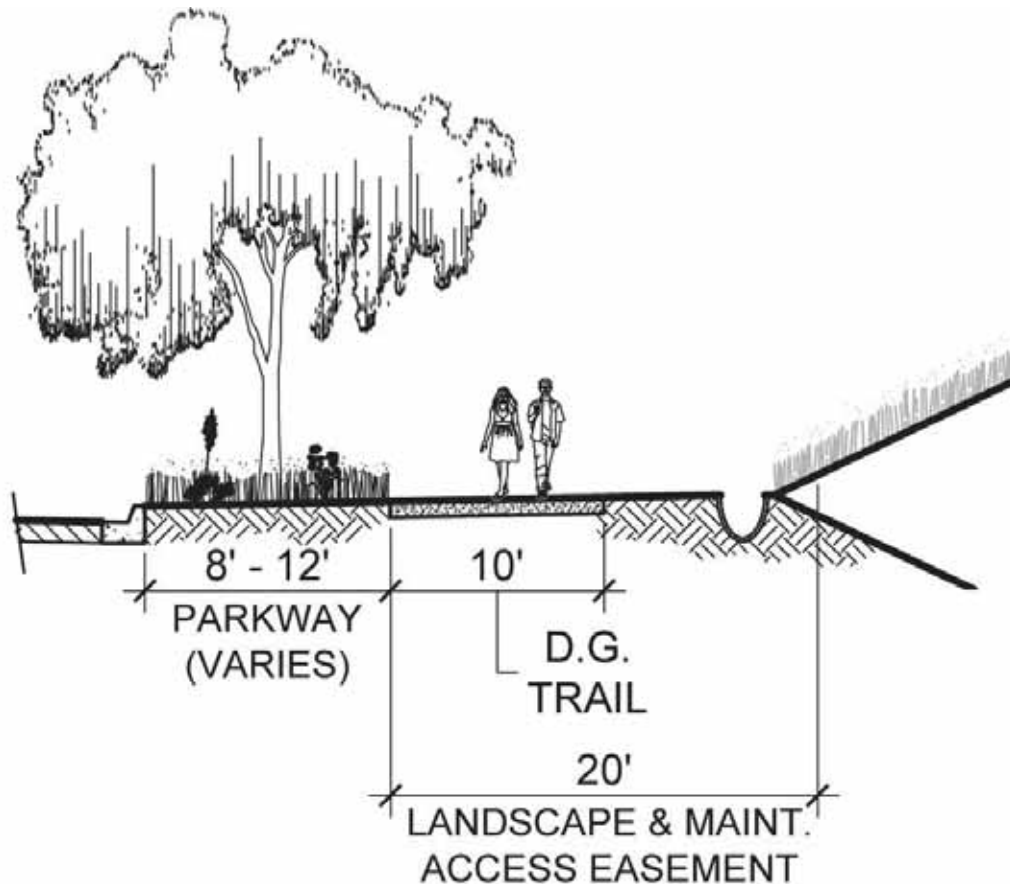


Exhibit 24
Chula Vista Regional Trail



3. Village Pathway

Village Pathways are inter-village, multi-purpose paths which link all of the Otay Valley Parcel villages and provide access to transit stations. In Village 8 East, a Village Pathway is proposed to extend south from Main Street, through the mixed use commercial area and south to Otay Valley Road along Street "A". The Village Pathway also connects the Village 8 East village core to the Village 8 West Town Center and traverses through the neighborhood park crossing east over SR-125 via a pedestrian bridge to connect to the Village 9 Town Center. The Village Pathway is a 10' colored concrete (Adobe Tan) pathway, separated from the street by a landscaped, tree-lined parkway.

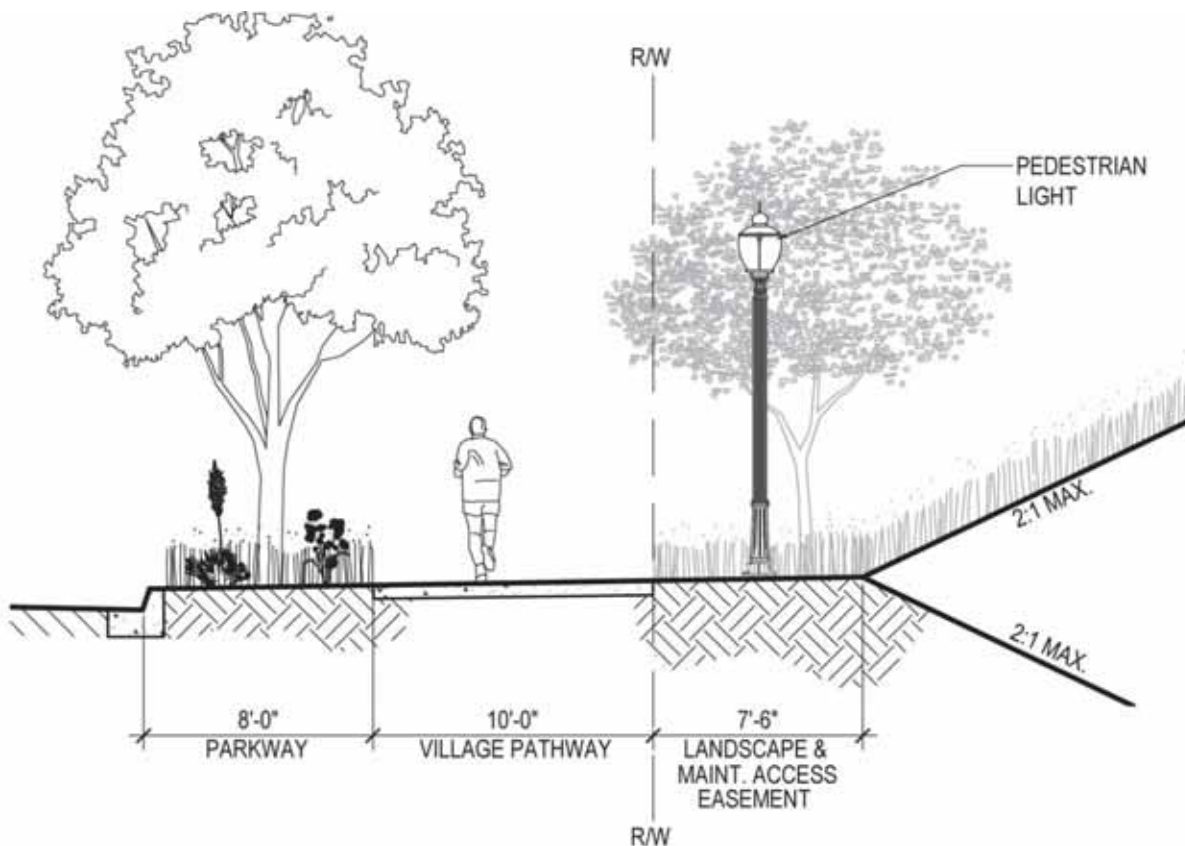


Exhibit 25
Village Pathway



4. Community Park Access Trail

The Community Park Access Trail provides three pedestrian connections between the Community Park and the Chula Vista Greenbelt Trail. These trails are located along the southern edge of the Community Park. This facility is comprised of a 10' minimum trail surface and a post and rail fence, as necessary.

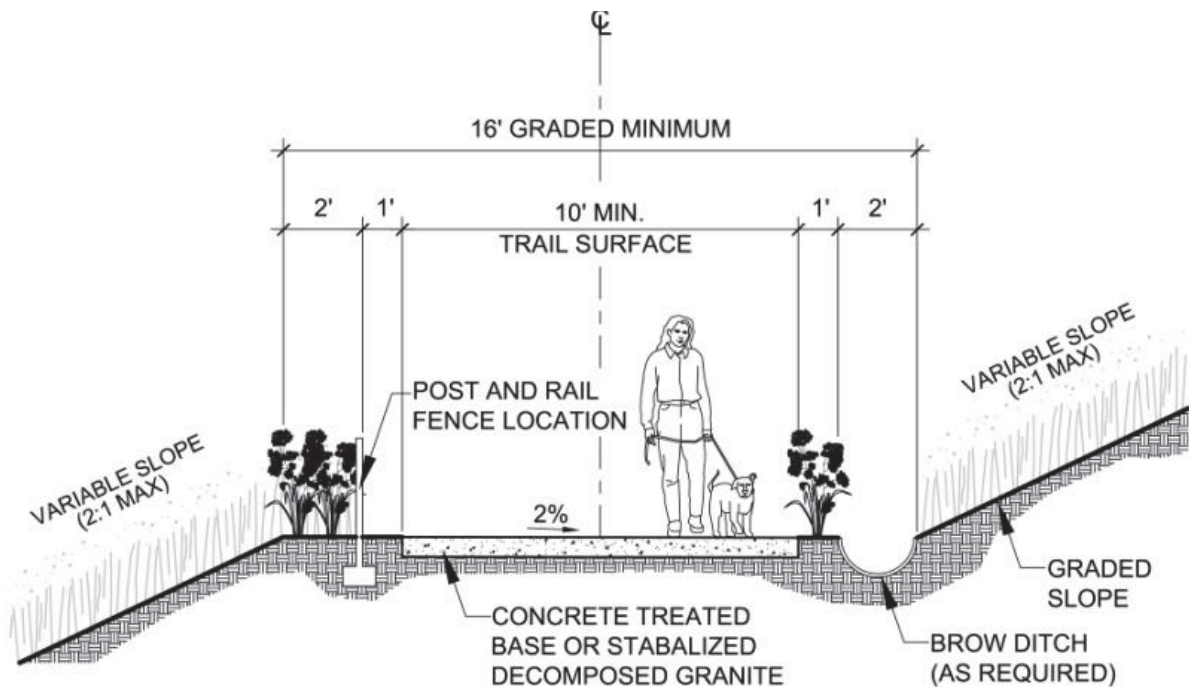


Exhibit 26
Community Park Access Trail



5. Promenade Trail

Promenade Trails are six foot wide concrete trails separated from the street by a landscaped parkway located along the featured side of the Modified Promenade Residential Street. In Village 8 East, the Promenade Trail provides a pedestrian connection between single-family residential neighborhoods and the Village Core Mixed Use area and the school and neighborhood park. In addition, a Promenade Trail links neighborhoods south of Otay Valley Road to both the Chula Vista Regional Trail along Otay Valley Road and north to the Village 8 East Village Core.

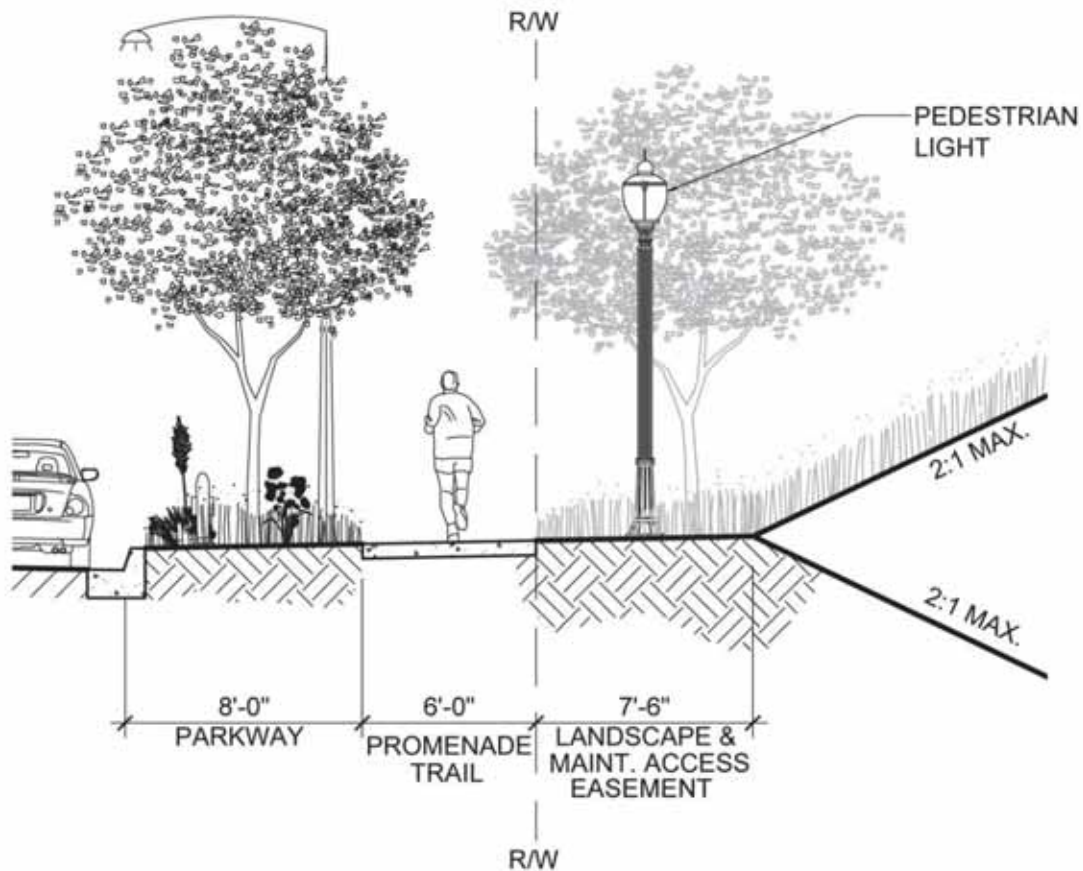


Exhibit 27
Promenade Trail



6. Community Park Paseo

The Community Park Paseo is comprised of a 20' wide concrete trail that provides pedestrian access to the eastern portion of the P-2 Community Park. The paseo also serves as a maintenance/emergency access road. No public vehicular access is permitted on the Community Park Paseo.

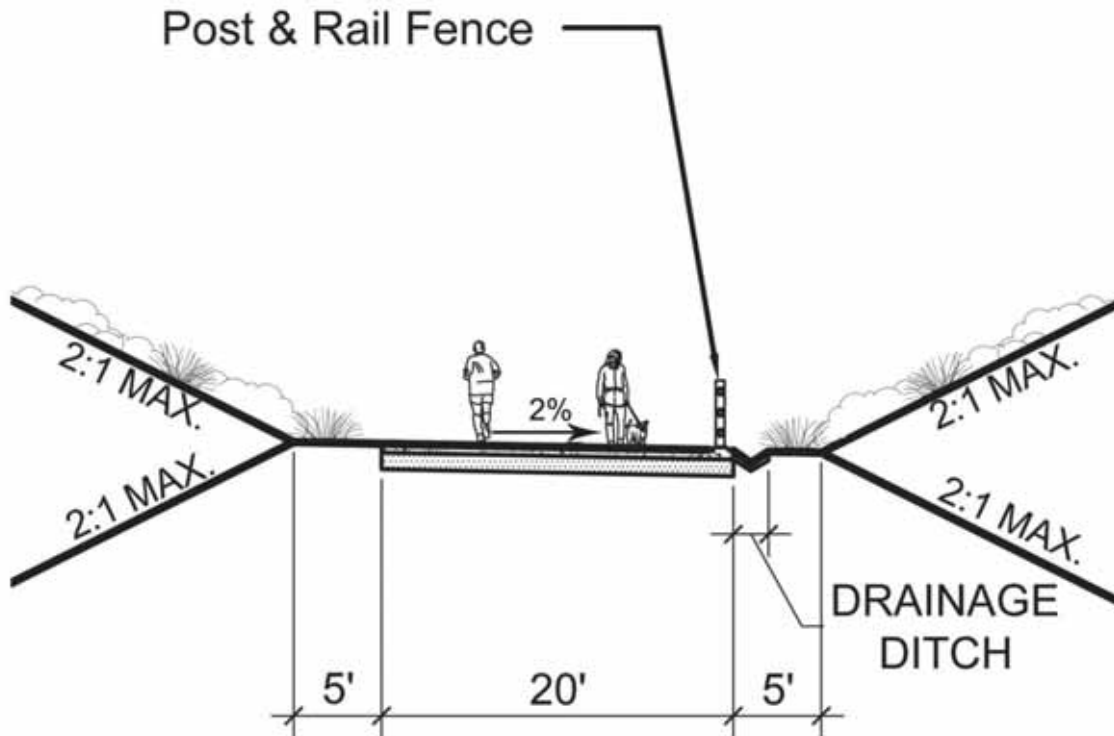


Exhibit 28
Community Park Paseo



7. Village Paseo

The Village Paseo is located within the single family neighborhoods in the northeast portion of Village 8 East. The 30' wide Paseo feature meanders through the neighborhoods and crosses two residential streets leading to the Village 8 East core area. The conceptual Paseo design includes a six foot meandering walkway, planting and turf areas, passive recreation elements, including benches and picnic and exercise areas. Enhanced paving, fencing and signage will further define the Paseo and alert vehicles at pedestrian crossings.

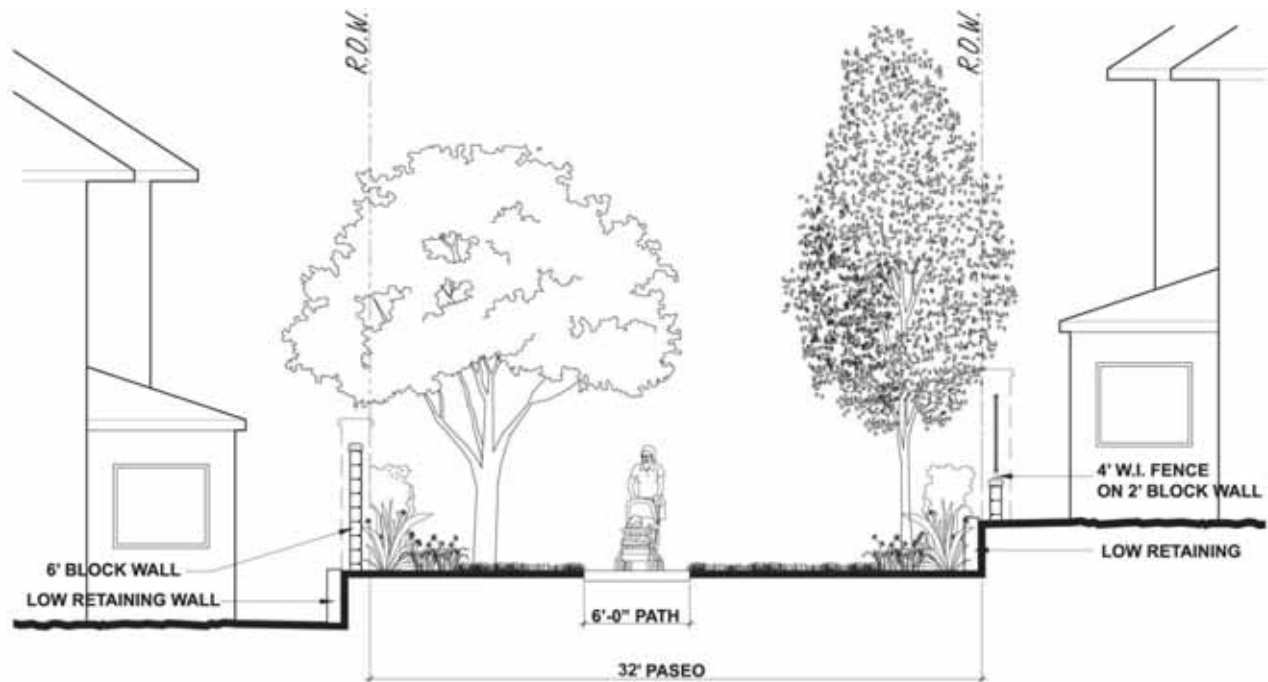


Exhibit 29
Village Paseo

8. Village Streets

The village streets are designed to promote pedestrian and bicycle circulation. Sidewalks are provided on all public village streets. The preferred design for all village streets is the Parkway Residential Street, which provides a minimum five-foot wide sidewalk separated from the roadway by landscaped parkways. The Village 8 East Design Plan will provide more design details.



H. BICYCLE CIRCULATION

The SPA Plan has been designed to accommodate the bicycle circulation program described by the Chula Vista General Plan, Otay Ranch GDP, Overall Design Plan, Greenbelt Master Plan, OVRP Concept Plan and Chula Vista Bikeway Master Plan. The Village 8 East Bicycle Circulation Plan is depicted on Exhibit 30¹. The following bike elements are planned within and surrounding the Village 8 East SPA Plan Area

1. Class 2 Bike Lanes

Class 2 Bike Lanes are planned along both Main Street, Otay Valley Road and along streets “A,” “K,” and “L.” These signed and striped lanes within the street right-of-way connect to a larger bike circulation network within the City of Chula Vista. In addition, an offsite pedestrian bridge over SR-125 includes an off-street Class 2 Bike Lane connecting Village 8 East to Village 9.

2. Class 3 Bike Routes

Class 3 Bike Routes are planned along the southern portion of Street A, the Community Park Entry Drive, and Community Park Paseo. Bicyclists have the option of sharing the road or utilizing the off-street Village Pathway.

3. Chula Vista Greenbelt Trail and OVRP Trails

The Chula Vista Greenbelt and OVRP trails are proposed as multi-use trails. As described above, the portion of the Greenbelt Trail coincides with the OVRP trail within Village 8 East and is located on the existing Salt Creek sewer access/maintenance through the Otay Valley on the north side of the river along the southern edge of the P-2 Community Park.

4. Regional Trails

Regional Trails are also intended as multi-use trails to accommodate a variety of users including bicyclists who may choose not to travel on bike lanes on major roadways. The trails are located on Main Street and the south side of Otay Valley Road

5. Additional Bicycle Routes

Additional Bike Routes are planned in the village connecting the school, park and community purpose facilities to the village core along the Modified Residential Promenade Streets. “Sharrows” painted on the travel lane will allow bicycles to share the travel way with vehicles.

¹ Bike racks shall be shown on improvement plans for all public right-of-ways within the Village Core.

IV. Grading



IV. GRADING

A. INTRODUCTION

The Land Use and Transportation Element of the Chula Vista General Plan states the mesas, hilltops, and gently rolling topography in Chula Vista area offer the best conditions for development. Steeply sloped hills and valleys can serve as resources, linking developed regions and important natural features. A goal of the Otay Ranch GDP is concentrating urban development on flatter areas and retaining the sensitive natural topographic features. The SPA Plan Area is located primarily on mesa tops sloping south to the Otay River Valley. Slopes surrounding the village will be undulating with variable horizontal and vertical gradients, to blend into the surrounding terrain and create an aesthetically pleasing setting. This chapter describes the guiding policies and requirements for grading and their application to the topographic characteristics of the SPA Plan Area.

B. GRADING REQUIREMENTS

To ensure subsequent grading plans implement the City's policies regarding landform grading and hillside development, final grading design to implement the SPA Plan shall be consistent with the grading design concepts of the SPA Conceptual Grading Plan, and shall adhere to the grading standards and policies described below.

1. City of Chula Vista Grading Ordinance

Chula Vista Municipal Code Section 15.04 – Grading Ordinance, contains specific criteria to guide grading within the City:

- Create artificial slopes with curves and varying slope ratios designed to simulate the appearance of surrounding natural terrain.
- Incorporate created ravine and ridge shapes with protective drainage control systems and integrated landscaping design.
- Conventional grading shall mean the standard 2-to-1 slope and other uniform slope faces.
- Conventional grading should be restricted to those cases where adherence to landform grading principles would not produce any significant contribution to the high quality site planning goals established overall by the General Plan.
- Conventional grading is only appropriate where landform grading is demonstrated to be impractical or the location of the slope is in a very low visibility situation.
- The fact that landform grading may not produce the maximum size of building pad or development area is not sufficient justification for determining that landform grading is impractical.



2. Otay Ranch General Development Plan

The Otay Ranch General Development Plan also contains specific criteria to guide grading in the overall ranch area. Final grading designs implementing the SPA grading concept are required to incorporate the following:

- Grading within the SPA Plan Area shall be subject to Chapter 15.04 - Excavation, Grading and Fills of the Municipal Code.
- Ranch-wide, there shall be preservation of 83 percent of the existing steep slopes (property with gradients of 25 percent or greater).
- Geotechnical investigations shall be provided with each SPA plan.
- Grading within each village is intended to minimize earthmoving distances and to facilitate phased grading.
- Naturalized buffering shall be provided as a transition between development and significant existing landforms.
- Manufactured slope faces over 25 feet shall be varied to avoid excessive “flat planed” surfaces.
- Variable slope ratios not exceeding 2:1 should be utilized when developing grading plans.
- To complement landform grading, landform planting techniques will be utilized. As in a natural setting, major elements of the landscape are concentrated largely in the concave “drainages,” while convex portions are planted primarily with ground cover and minor materials.
- Contour grading shall be required adjacent to Salt Creek.

3. Otay Ranch Overall Design Plan

The Otay Ranch Overall Design Plan provides additional guidelines for grading within the project area:

- When grading in any of the defined scenic corridors, contours shall be carefully modulated and softened to blend with existing natural slopes to create a more natural and irregular appearance.
- Excessively long, uniform slopes shall be avoided.
- Contours should be rounded and blended without sharp or unnatural corners where cut or fill slopes intersect a natural canyon or slope.
- Transitions between new cut and fill slopes and natural slopes should be made by rolling the top or bottom of the new slope to integrate the two conditions.



- When grading for development or where roadways intersect a natural slope without cut or fill slopes (daylight condition), a rounded top or bottom of the slope should be retained to blend the natural slope with the building or road pad.
- Create road alignments to meet the natural contours with minimal grading and blending of cut/fill slopes with natural topography is required.
- When feasible, divided roads may be split vertically to soften the impact of grading and to maximize potential scenic views.
- Landscape graded slopes with native and indigenous plant materials to blend with existing planting when adjacent to new landscaping.

The GDP and RMP establish a ranch-wide standard for landform modification that 83% of steep slopes (natural slopes with gradients of 25% or greater) shall be preserved within the Otay Ranch. Based on current data collection and updated modeling results, Otay Ranch contains 9,821 acres of land with gradients of 25% or greater. Applying the GDP/RMP requirement for 83% Ranch-wide steep slope preservation equates to 1,670 acres of steep slopes Ranch-wide that could be impacted.

Development of Village 8 East would impact approximately 18.6 acres of natural steep slopes within the Otay Valley Parcel of Otay Ranch (Exhibit 31). Future build out projections for remaining SPA Plan areas in the Otay Valley, Proctor Valley, and San Ysidro Parcels estimate that 1,069 acres of steep slopes will be impacted Ranch-wide including the 18.6 acres within Village 8 East. Combined with set steep slope impacts (approximately 335.6 acres from approved plans), Ranch-wide impacts are estimated at 1,404.6 acres. The 1,404.6 acres of impact equates to approximately 86% preservation which is above the 83% preservation standard in the RMP. Table 3 provides a summary of the projected Ranch-wide impacts to steep slopes at build out.



Table 3 - Otay Ranch Steep Slopes

	Existing Steep Slopes (Slope Gradient \geq 25%)	Steep Slope Impacts (City of Chula Vista)	Projected Steep Slope Impacts (County of San Diego)
Otay Valley Parcel			
<u>Approved SPA Plans:</u> Villages 1 and 1 West, 2, 4 (Park Portion), 5, 6, 7, 8 West, 9, 11, and Planning Area 12 (Eastern Urban Center and Freeway Commercial)			
Sub-totals	439	335.6	-
<u>Remaining SPA Plans:</u> Village 3, 4 (Remainder), 8 East, 10, University, and Planning Area 18			
Sub-totals	287.4	202.7 ⁽¹⁾	-
Proctor Valley			
<u>Remaining SPA Plans:</u> Village 13, 14, 16, and 19			
Sub-totals	486.3	-	378.3 ^(2a,3)
San Ysidro Mountains			
<u>Remaining SPA Plans:</u> Villages 15 and 17			
Sub-totals	560.1	-	488.0 ^(2b,3)
Outside Development Areas			
Sub-totals	8,048.5	0	0
Ranch-wide Sub-totals	9,821.3	538.3	866.3
Ranch-wide Totals	9,821.3	1,404.6	

Notes:

- Slope impacts are based on best available data including currently proposed projects (SPA Plans/Tentative Maps) and current GDP/SRP development areas.
- Excludes acreages associated with Wildlife Agency conservation acquisitions that would no longer be developable:
 - 108 acres within Proctor Valley
 - 72.1 acres within San Ysidro Mountains
- Assumes development will impact 100% of steep slopes (slope gradient \geq 25%) within current GDP/SRP development areas.

Manufactured internal slopes within the SPA Plan Area are typically 2:1 maximum gradient. If at the tentative map stage slopes of 25 feet in height or greater in highly visible locations are proposed, landform grading techniques may be considered on a case-by-case basis as/and approved by the Development Services Director. In the SPA Plan Area, the most visible slope locations are along prime arterial streets and adjacent to the Otay River Valley open space preserve area. As such, landform grading techniques will be used for slopes 25 feet in height or greater where they occur along prime arterial streets and natural open space.



C. GRADING CONCEPT

The SPA level grading plan provides a preliminary grading concept identifying major slope locations. The preliminary grading design is as indicated on the Conceptual Grading Plan (Exhibit 32). The grading concept is based on the following objectives:

- Create efficient man-made landforms that visually respond to natural terrain characteristics where practical.
- Create and maintain on- and off-site views.
- When significant land forms are modified for project implementation, round the land form as much as possible to blend into the natural grade.
- With approval of the City Engineer, round the tops and toes of slopes. When slopes cannot be rounded, utilize vegetation to alleviate sharp angular appearances.
- Balance earthwork, utilizing an equal amount of cut for an equal amount of fill.
- Create, where possible, barriers or physical separation from traffic noise sources.
- Utilize elevation changes to separate potential land use conflicts.
- Wherever possible, create a fairly level area for a village core that will accommodate mixed-use, community purpose facility, elementary school, neighborhood park and multi-family residential development.
- Create useable areas that provide for a variety of residential housing types.
- Minimize, where feasible, impacts to sensitive areas including the Otay River Valley.

Preliminary soils and geotechnical reports have been prepared for the SPA Plan Area and have identified the site as suitable for development. The proposed raw grading quantity for the Plan area is approximately 4.8 million cubic yards of balanced cut and fill material. Exhibit 33 illustrates the locations of cut and fill. This raw quantity is exclusive of remedial measures which may be required by the soils engineer. Actual quantities will be based on more detailed engineering at the tentative map, grading plan and final map stages. Grading limits extend beyond the boundary of the SPA Plan for the construction of roads and infrastructure.

Based on actual field conditions, the erosion potential of slopes will be reduced with control measures such as berms at the tops of slopes, paved interceptor ditches, and vegetation. Erosion control will be consistent with best management practices.



Project grading permits will provide assurances acceptable to the City Engineer that landscaped slopes will have adequate maintenance to ensure continued viability of landscaping. Generally, except for private lots, slopes which exceed ten feet in height will be maintained by a homeowners' or property owners' association or a landscape maintenance Community Facilities District (CFD).

D. GRADING REVIEW

Tentative Maps and grading plans will require conformance to the grading concepts and requirements contained in this SPA, and to all applicable City policies and ordinances.

Prior to grading plan approval by the City Engineer, all grading will be subject to the requirements of the Chula Vista Storm Water Manual, the City of Chula Vista Subdivision Manual, Design and Construction Standards of the City of Chula Vista, San Diego Area Regional Standard Drawings, and Standard Specifications for Public Works Construction.

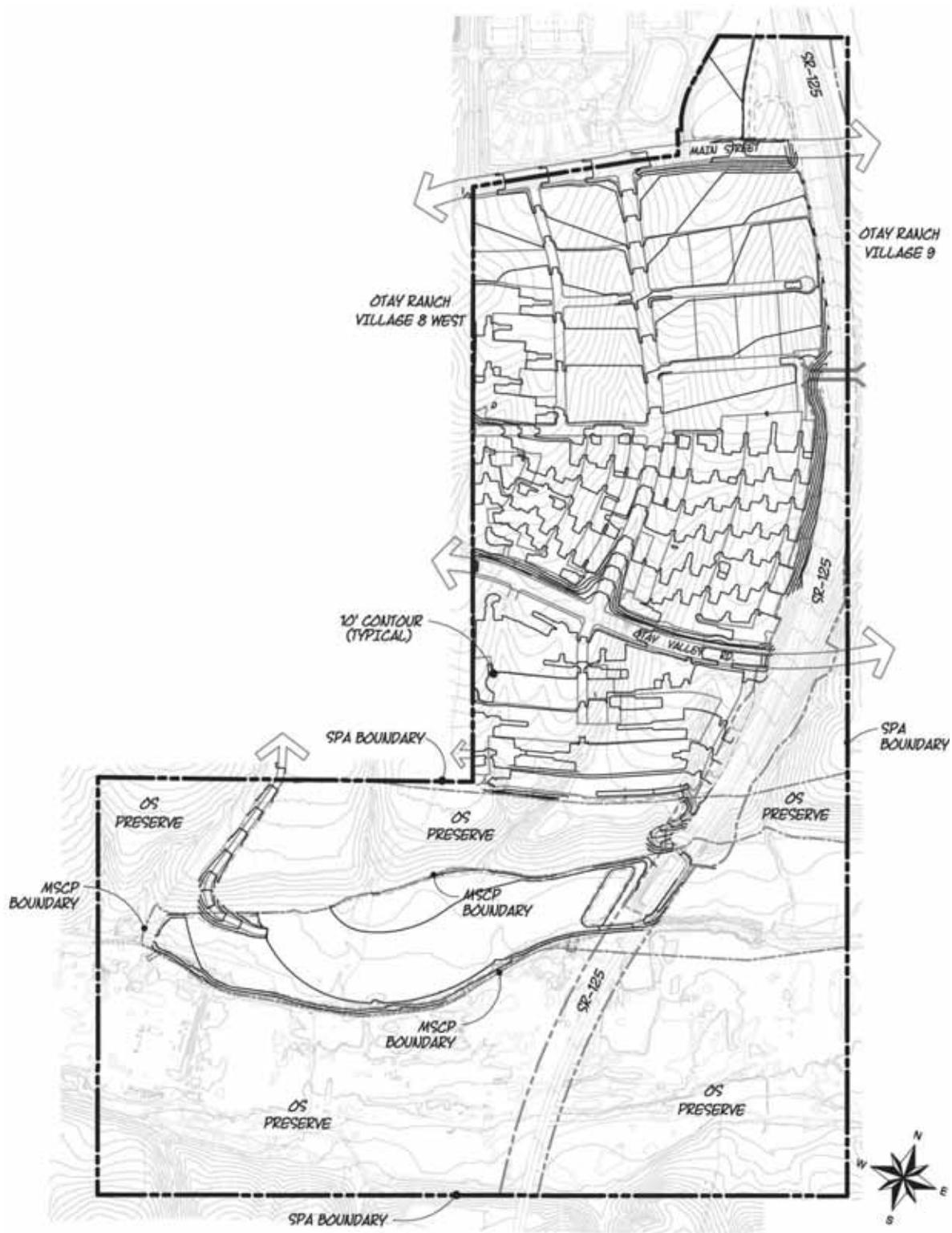


Exhibit 32
Conceptual Grading Plan

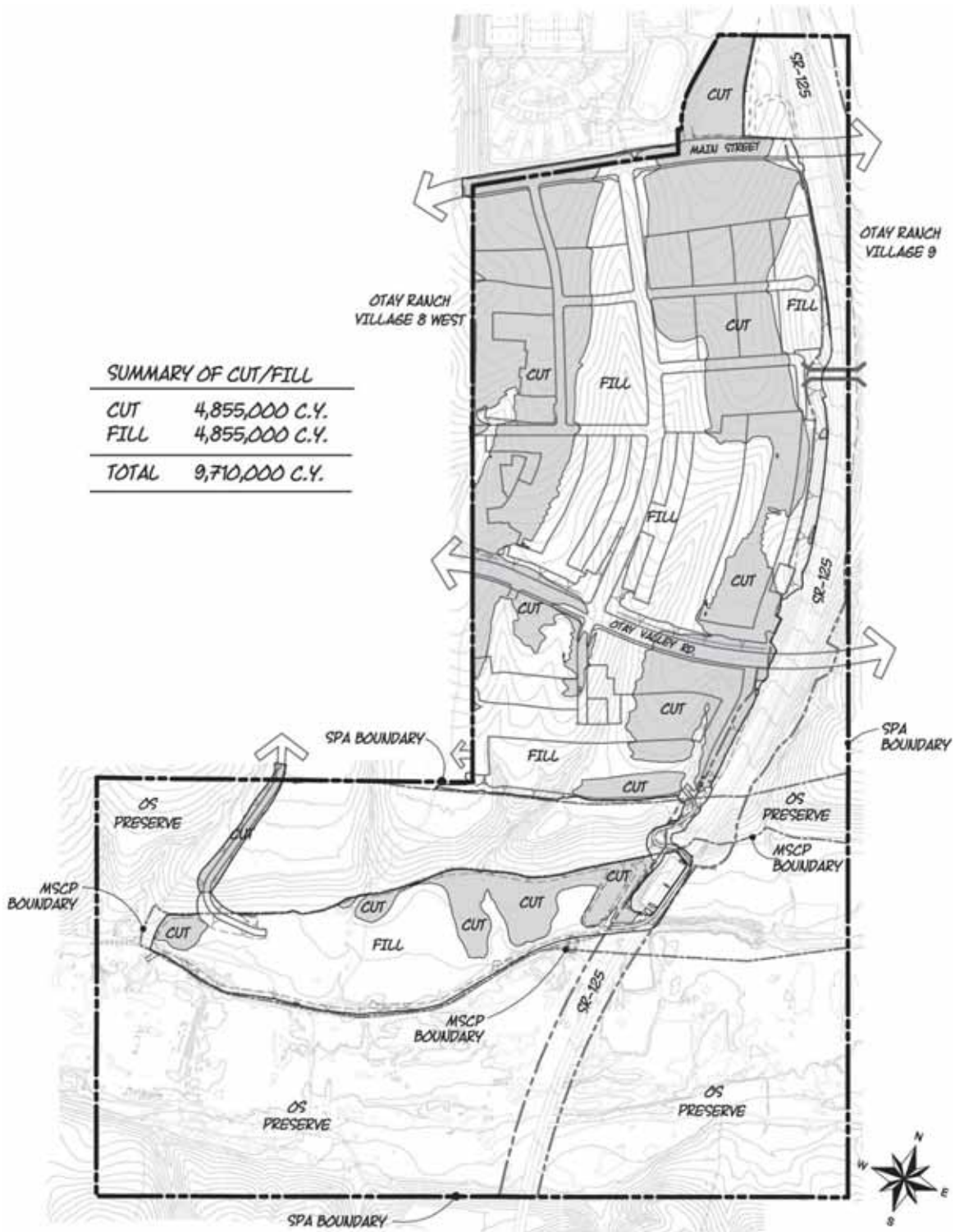


Exhibit 33
 Cut and Fill Plan

***V. Parks, Recreation, Open Space
& Trails Master Plan***



V. PARKS, RECREATION, OPEN SPACE & TRAILS MASTER PLAN

A. INTRODUCTION

1. Purpose

This Parks, Recreation, Open Space and Trails Master Plan ("SPA Park Master Plan") identifies and describes park, recreation, open space and trail facilities for the Village 8 East SPA Plan Area. This SPA Park Master Plan meets the Otay Ranch Parks, Recreation and Open Space goals, objectives, policies and implementation measures identified in the Otay Ranch GDP to provide parks, recreation and open space amenities. The primary goal is to enhance the quality of life for residents and visitors by providing a variety of active and passive recreational opportunities.

This SPA Park Master Plan also meets the goals, policies and requirements of the City of Chula Vista Parks Master Plan (2012), the City of Chula Vista Greenbelt Master Plan and Otay Valley Regional Park Concept Plan. This Plan incorporates both SPA and Tentative Map-level requirements for planning parks, recreation facilities, open space and trails associated with the development of the SPA Plan Area.

2. Regulatory Framework

The provision and implementation of parks and open space in the SPA Plan Area is regulated by the following:

Chula Vista Municipal Code – SPA Plans

Section 19.48.090 (P-C-Planned Community Zone) of the Chula Vista Municipal Code establishes Sectional Planning Area Plans, Requirements and Content. Subsection C.1. requires the following information to be contained in a SPA site utilization plan:

- Land Uses
- Parks
- Open Space

Chula Vista Municipal Code – Park Lands and Public Facilities

Chapter 17.10 (Park Lands and Public Facilities) of the Chula Vista Municipal Codes establishes the requirements for dedication of land, development of improvements, parkland criteria, in-lieu fees for land dedication and development improvements, commencement of park development, and collections and distribution of park fees.

Otay Ranch GDP

The Otay Ranch GDP requires specific identification of park, recreation and open space provisions at the SPA Plan level. The SPA requirements are:

- Provide a Parks Master Plan



- Identify and reserve specific sites
- Identify equipment needs.
- Identify alternative financing methods.
- Identify alternative maintenance entities and funding.
- Identify phasing.
- Identify plans for the use of reclaimed water, as appropriate.
- Review need for special purpose parks.

The Otay Ranch parks and recreation goals, objectives and policies provide for a variety of parks and recreation amenities. Otay Ranch provides the opportunity for a full range of passive and active recreational opportunities both locally and on a regional basis. Otay Ranch GDP goals, objectives and policies related to park and recreation facilities include the following:

Goal: Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural and aesthetic needs of project residents of all ages and physical abilities.

Objective: Identify park, recreational and open space opportunities, where appropriate, to serve the South County region and San Diego County as a whole.

Policy: Encourage joint use of utility easements with appropriate and compatible uses, including, but not limited to, open space, agriculture, parking and trails.

Objective: Maximize conservation, joint uses and access and consider safety in the design of recreational facilities.

Policy: Commercial recreation opportunities may be permitted within Town Square, community and regional parks to generate revenue to defray park operational expenses.

Policy: Utilize conservation measures including reclaimed water, efficient irrigation systems and drought tolerant plant material in the development of public and private parks where allowed.

Policy: Minimize park operation and maintenance costs and identify funding sources for continued operation and maintenance of all Otay Ranch park and open space land.

Objective: Provide neighborhood and Community Park and recreational facilities to serve the recreational needs of local residents.



Policy: Provide a minimum of 3 acres of neighborhood and Community Parkland (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space area.

Policy: Encourage the design of park sites adjacent to public schools and other public lands where co-location of facilities is feasible. Joint use agreements with school districts are encouraged.”

Chula Vista Parks Master Plan

The Chula Vista Parks Master Plan contains goals and policies that serve as the blueprint for creating a quality park system. The document establishes goals for the creation of a comprehensive parks and recreation system that meets the needs of the public by effectively distributing park types and associated recreation facilities and programs throughout the City. The park sites identified on the Site Utilization Plan are consistent with the requirements of the Chula Vista Parks Master Plan. Conceptual Park designs comply with the park descriptions in the Parks Master Plan.

Chula Vista Greenbelt Master Plan

The Chula Vista Greenbelt Master Plan implements an open space and trails concept which consists of connected open space ringing the City of Chula Vista that includes the Sweetwater Valley and Otay Valley, connected by the Otay Lakes on the east and the San Diego Bay on the west. A primary trail system within the Greenbelt will consist of multi-use and rural paths which will total approximately 28-miles surrounding the City. The Greenbelt Master Plan addresses existing and potential trail locations, trail and staging area development standards, and maintenance responsibilities. Portions of the Greenbelt include open space conservation areas established through the MSCP and the San Diego National Wildlife Refuge.

Otay Valley Regional Park Concept Plan

The Otay Valley Regional Park (OVRP) is a multi-jurisdictional planning effort by the City of Chula Vista, County of San Diego and the City of San Diego. The OVRP will provide residents and visitors recreational opportunities ranging from playing fields and picnic areas to hiking, biking, and horse trails while protecting open space, wildlife, historic, agricultural, and archaeological resources. The OVRP links south San Diego Bay with Upper and Lower Otay Lakes.

The OVRP Concept Plan was adopted in 2001 and provides policy direction for the jurisdictions for coordinated land acquisition and development for the regional park within this framework of private property rights. The OVRP Concept Plan does not change existing zoning, land use plans or add new development regulations. It also does not preclude private development. The OVRP Concept Plan does not call for specific types of recreational development or give detailed design plans for specific areas. These development decisions will be made as master plans and site specific development plans such as SPA Plans are prepared.



SPA Plan Public Facilities Finance Plan

The Municipal Code establishes, as a condition of SPA approval, the preparation of a Public Facilities Finance Plan (PFFP). The PFFP must show how and when facilities and services necessary to accommodate the development will be installed and financed, including a phasing schedule to ensure that facilities are provided in a timely manner and that one area will not utilize more than the area's fair share of facility or service capacity.

Entitlement Documents

Park, recreation and open space provisions are further defined as development entitlements are processed as follows:

- Tentative Map requirements:
 - Include local park sites in Conditions of Approval
 - Identify funding for local parks and determine a schedule for the payment of pad fees
 - Review existing or proposed trails on adjacent properties to ensure linkages
- Subdivision Landscape Master Plan requirements:
 - Include all principal landscape design concepts (same size/scale as Tentative Map)
 - Include all park, recreation, open space and trails
 - Identify ownership and maintenance responsibilities
- Final Map requirements:
 - Dedicate local park sites
 - Assure funding for local parks
 - Implement design guidelines
- Building Permit Requirements:
 - Pay impact fee (if established)



3. Park Requirements

Chula Vista Municipal Code

The City of Chula Vista Municipal Code, Chapter 17.10, Parklands and Public Facilities (12/94), establishes the method by which actual required park acreage is to be calculated, based on the number and type of residential units determined at the Final Map level. The City's 2002 Park Acquisition and Development Fee Update determined that each single family detached dwelling unit generates a need for 460 square feet of developed parkland and each attached multi-family unit generates a need for 341 square feet of developed parkland. Based on 943 single family detached homes and 2,617 multi-family attached homes, the parkland obligation for Village 8 East is approximately 30.5 acres.

Table 4 - Estimated Required Park Land Dedication

DWELLING UNIT TYPE	TARGET NUMBER OF UNITS	PARK AREA/DU	TOTAL AC ²
Single Family Detached	943	460 SF	10.0 AC
Multiple Family Attached	2,617	341 SF	20.5 AC
Total	3,560		30.5 AC

City of Chula Vista Landscape Manual

Part Three of the Chula Vista Landscape Manual addresses the requirements and criteria of public projects, including parks, open space and streetscapes (whether a City Public Works project or a private “turnkey” project). The Landscape Manual provides the requirements for submittals, graphics and standards, design standards and criteria, landscaping, irrigation and trails.

SPA Plan

The GDP requires SPA-level planning to define the location, acreage and boundaries of neighborhood and Community Parks and open space. The PFFP further analyzes and determines park requirements and phasing.

The SPA Land Use Plan provides a 6.8 (net) Neighborhood Park (P-1) within the village core and a 40.0 (net) Community Park (P-2). The eastern portion (22.6 gross acres) of Active Recreation (AR-11 per OVRP Concept Plan) is within the boundaries of this SPA Plan but is not proposed for development at this time. The total parkland in the SPA Plan Area is 46.8 acres (net). The actual park acreage requirements will be based on the number of residential units (and projected population) approved on the subsequent Final Map(s) for Village 8 East and is further discussed in the PFFP.

² If the Land Use Alternative is implemented in Neighborhoods R-11a and R-12a, the Park Land Dedication calculation must be updated to reflect the change.



B. VILLAGE PARK AND RECREATION PROGRAM

The Otay Ranch Parks and Recreation Facility Implementation Plan (adopted by the City Council on October 28, 1993) identifies the parks facility improvement standards for Otay Ranch. The City of Chula Vista Recreation Department and the Parks Division of the Public Works conducted subsequent facilities needs assessments and proposed modifications to the adopted Otay Ranch Plan.

This SPA Park Master Plan strives for consistency with the Otay Ranch Plan and the current proposed plans and policies of the Parks and Recreation Department. This SPA Park Master Plan identifies the proposed types, quantities and location of the facilities provided at each park site in the SPA Plan Area. In addition to identifying specific facility needs and requirements, the goal of the SPA Park Master Plan is to describe the elements necessary to ensure a rich variety of recreational opportunities, while satisfying identified recreation needs. The variety of recreational elements proposed and the recreational opportunities envisioned are discussed below.

1. Recreation

The village concept organizes land uses to create a cohesive, pedestrian friendly community, encourage non-vehicular trips and foster interaction between residents. The SPA Park Master Plan provides a variety of recreational opportunities to support the village concept. The recreational plan is based on the following principles:

- Recreation standards such as total parks and recreation acreage, minimum park size, and facility design shall conform to City requirements.
- Progressive parks and recreation concepts shall be employed with programs tailored to people rather than people to programs.
- Standards for size and design of activity areas and facilities shall be reviewed periodically and adapted to the changing needs of the population served.
- Logical site selection criteria to distinguish between “Community” and “Neighborhood” Parks. Recreational considerations such as active versus passive, big-muscle versus small motor muscle, family-oriented versus adult-oriented shall be considered in the context of overall land planning.
- Ownership and maintenance responsibilities for parks and recreation facilities within the villages shall be analyzed to appropriately reflect areas of benefit, public funding limitations and fiscal impact.
- Major parks and recreation facilities shall be linked by a trail system for pedestrians and bicycles.



To the extent practical, Community and Neighborhood Parks shall be located near school sites to increase the potential for shared use of facilities. Joint planning and design of adjacent school/park facilities is encouraged.

Parks and Recreational Activity Categories and Accommodations

A variety of recreation opportunities contribute to the quality of life of residents of Village 8 East and the Otay Ranch community. The following is a list of recreational activity categories that will be provided through recreational programming in the village and the Otay Ranch parks and recreation system:

- Big muscle (playground equipment, sports fields, aquatic facilities, tennis, wheeled sports)
- Nature learning (hiking, bird watching, environmental education)
- Hand-intellect (art/crafts and scientific activities, vocational/special interest classes)
- Informal play (open space play areas)
- Creative play (adventure playgrounds, specially equipped parks)
- Informal social activities (conversation areas, informal seating arrangements)
- Relaxation (hobby-oriented such as fishing, gardening and picnicking)
- Rhythm and music (indoor and outdoor facilities for live music and dancing/classes)
- Drama (performance facilities/classes)
- Social activities (neighborhood group, social dance, club meeting facilities)
- Service (volunteer program, club, committee meeting facilities)
- Accommodations for recreational activity for Village 8 East residents will be provided through the following parks and recreational facilities:

Regional Park

Regional parks may include recreational activities such as riding and hiking trails, picnic areas, golf course, active and informal play areas and natural open areas. South of Village 8 East, the Otay Valley Regional Park is planned to include a trails system, including Greenbelt Master Plan trails, and active recreation areas. The Village 8 East SPA Plan Area includes the OVRP Active Recreation Area 11 and a portion of the Chula Vista Greenbelt Trail. This portion of the trail is located within the Salt Creek Sewer easement (Wiley Road) and included with the AR-11 area designated P-2 (Community Park) in the SPA Plan.



Active Recreation Areas

Active recreation areas are identified in the OVRP Concept Plan and the Chula Vista MSCP Subarea Plan. These are areas within the MSCP and Otay Ranch Preserve which are suitable for more active recreational opportunities. The project includes a 51.5 acre (gross) portion of the active recreation area identified as Recreation Area 11 by the OVRP Concept Plan and designated Community Park P-2 in the Village 8 East SPA Plan. The remaining portion of AR-11 is also within the SPA boundary but is not proposed for development. This property remains available for active recreation uses in the future and is designated “AR-11” in the Village 8 East SPA Plan. Pedestrian access to the AR-11 site is provided via the Chula Vista Greenbelt Trail, a portion of which is within the SPA Plan Area and the Community Park Paseo.

Community Park

Recreational facilities in Community Parks include lighted ball fields and courts, recreation complexes (buildings and swimming pools), security lighting and areas for children’s play, informal play and picnicking. The project includes a 40.0 acre (net) Community Park site previously designated as an active recreation area by the OVRP Concept Plan and which will also provide connections to the Chula Vista Greenbelt trail system.

Neighborhood Park

Recreational facilities may include ball fields and lighted sport courts, security lighting children’s play equipment/tot lots, informal play and picnic areas.

Private Recreation Facilities

Private recreation facilities emphasize informal social and recreational activities. Facilities may include informal play areas, tot lots and seating areas. The Private Recreation Facilities may be credited as Community Purpose Facilities, and are described in the Community Purpose Facility Master Plan, Chapter VI.

Town Squares

Town squares are the focal points of the neighborhood Village Cores and provide the opportunity to create social centers in the villages. Facilities may include plazas or open areas for village events and performances, seating areas, tot lots and play areas.

Public Schools

Public school buildings and outdoor play areas provide an opportunity for recreational activities within a village. The location of schools adjacent to parks, enhance both uses and may allow for shared use of facilities.



Commercial Centers

Commercial areas within a village can provide recreational opportunities in the form of outdoor seating and eating areas. Businesses such as cafes, bookstores and bike shops promote leisure and recreational activities.

Community Purpose Facilities

Recreational activities that serve the village may be provided by a community purpose facility such as a church, Boys and Girls Club or similar non-profit entity. Facilities may include swimming pools, senior or teen centers and meeting rooms.

Private Open Space

Private Open Space areas are intended to serve residents in neighborhoods where individual lots may not achieve the minimum Private Usable Open Space requirements identified in the PC District Regulations. Facilities may include, but are not limited to, open lawn areas, ball fields and courts, tot lots/play areas, picnic areas, and swimming pools.

Paseos

Paseos are intended to provide pedestrian and/or bicycle linkages through residential neighborhoods connecting to the Village Trail network. Paseos typically include a wide, meandering walkway with landscaping on both sides.

Common Usable Open Space (CUOS)

CUOS sites, as defined in the PC District Regs, Page 26, may be sited within multi-family and single family neighborhoods. These sites will be designed with recreational uses including both passive (landscaping) and active amenities (tot lots, picnic areas, etc.).

Village Pathway and Trails

Special pedestrian and bicycle routes provide an opportunity for expanded recreation and for conveniently traveling to parks or other recreational sites within a village.

2. Parks

Park Development Standards

The SPA Park Master Plan will adhere to the standards and requirements set forth in the City of Chula Vista Landscape Manual and the City of Chula Vista Parks Master Plan, Chapter 3. General standards include the following for determining net useable park acreage:

- Park sites shall be graded to a 2% slope to accommodate the facility requirements of the specific park site.
- Slopes steeper than 4:1 are ineligible for park credit.



- Graded slopes are to be constructed in conformance with the City's landform grading policies.

All park areas shall be accessible per the American Disabilities Act (ADA) requirements.

Parks Descriptions

The SPA Park Master Plan area parks include one Neighborhood Park and a Community Park. Exhibit 34, Parks, Recreation, Open Space and Trails Plan illustrates the locations of the village parks. A conceptual design and description of park facilities is provided below.

V-95
December 2, 2014



Neighborhood Park P-1

Location

An 6.8 acres (net) Neighborhood Park (P-1) is located in the Village 8 East Core along the Village Pathway. This location is within walking distance of the most densely populated portion of the village and its proximity to the elementary school provides opportunities for shared facilities and programs.

Park Facilities

Park amenities will be in conformance with the City of Chula Vista Parks Master Plan requirements. Amenities may include multi-purpose open lawn areas, ball fields, sports courts, picnic shelters, tot lots and restroom and maintenance buildings. Exhibit 35 illustrates a conceptual design. The Chula Vista Parks Master Plan recommends the following facilities be included in the public parks within Village 8 East:

Primary Facilities:

- 1 Multi-Purpose Field
- 1 Basketball Court with lighting
- 1 Tennis Court with lighting
- 8 picnic Tables (quantity of shade structures to be determined through the individual park design process)
- 1 Play Area with Play Equipment (age appropriate equipment to be determined through the individual park design process)
- Restrooms/Maintenance Building
- 1 Dog Park
- Open Lawn Areas

Support Facilities:

- Paved Walkways with Lighting
- Parking (the need for parking to be determined through the individual park design process)

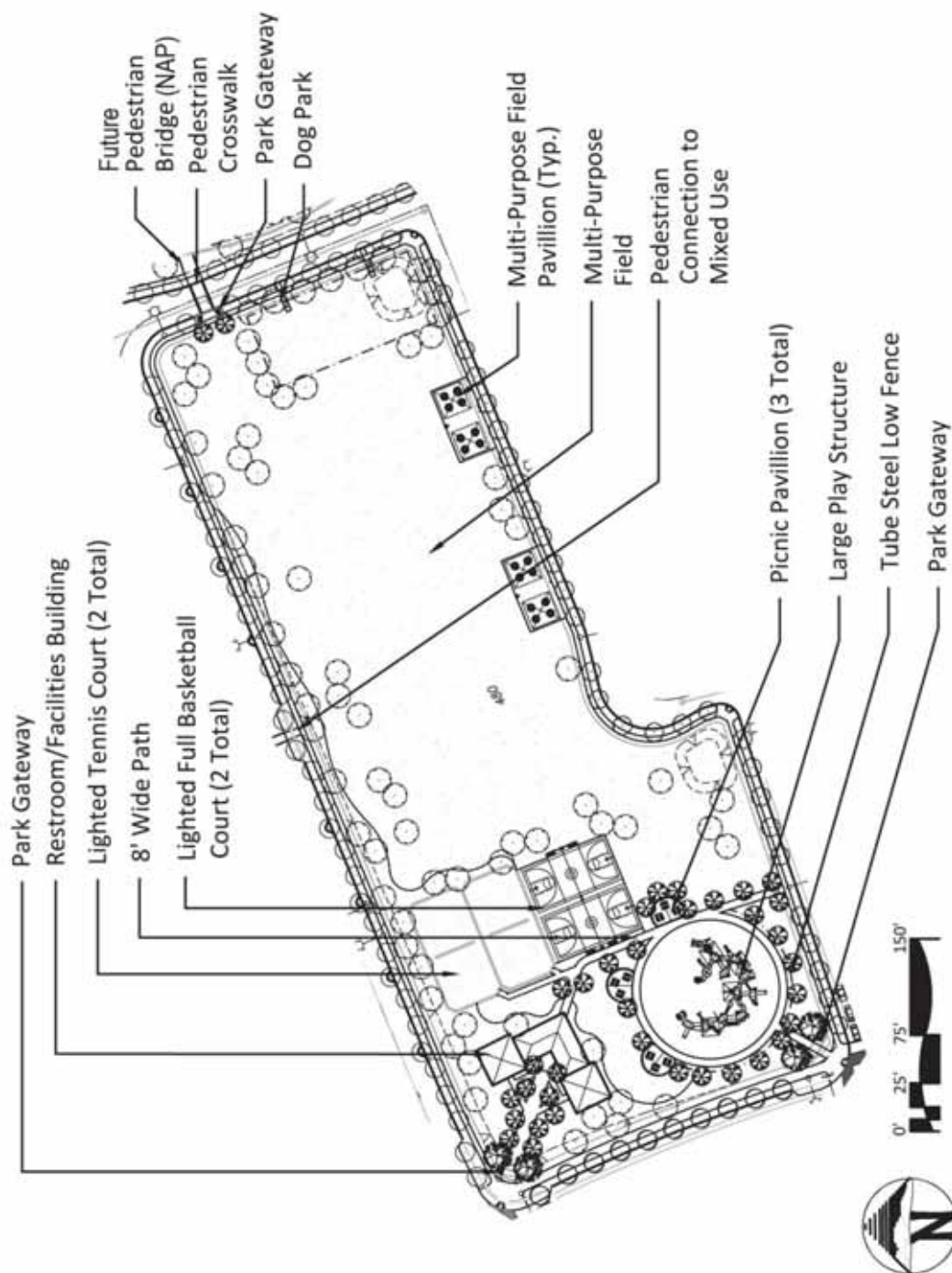


Exhibit 35
 Neighborhood Park (P-1) Concept Plan

Note: This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



Community Park P-2

Location

An approximately 40.0 acres (net) Community Park (P-2) is located south of Village 8 East, within the Otay Valley Regional Park. This area is identified in the OVRP Concept Plan as Recreation Area 11 and is subject to policies contained in the Otay Valley Regional Park Concept Plan and the Otay Valley Regional Park Guidelines for Project Design and Community Input Process. Two points of access are provided through Village 8 East.

Park Facilities

Park amenities will be in conformance with the City of Chula Vista Parks Master Plan. Amenities may include multi-purpose open lawn areas, ball fields, sports courts, picnic shelters, play areas and restroom and maintenance buildings. Exhibit 36 illustrates a conceptual design. The Chula Vista Parks Master Plan recommends the following facilities be included in the public parks within Village 8 East:

Primary Facilities*:

- Multi-Purpose Field(s) (the need for field lighting to be determined through the individual park design process)
- Tennis Courts with lighting
- Basketball Courts with lighting
- Picnic Tables
- Play Area with Play Equipment (age appropriate equipment)
- Restrooms/Maintenance Building
- Open Lawn Areas

Support Facilities:

- Paved Walkways with Lighting
- Parking (the need for off-street parking to be determined through the individual park design process)

* Facilities to be determined through the individual park site design process

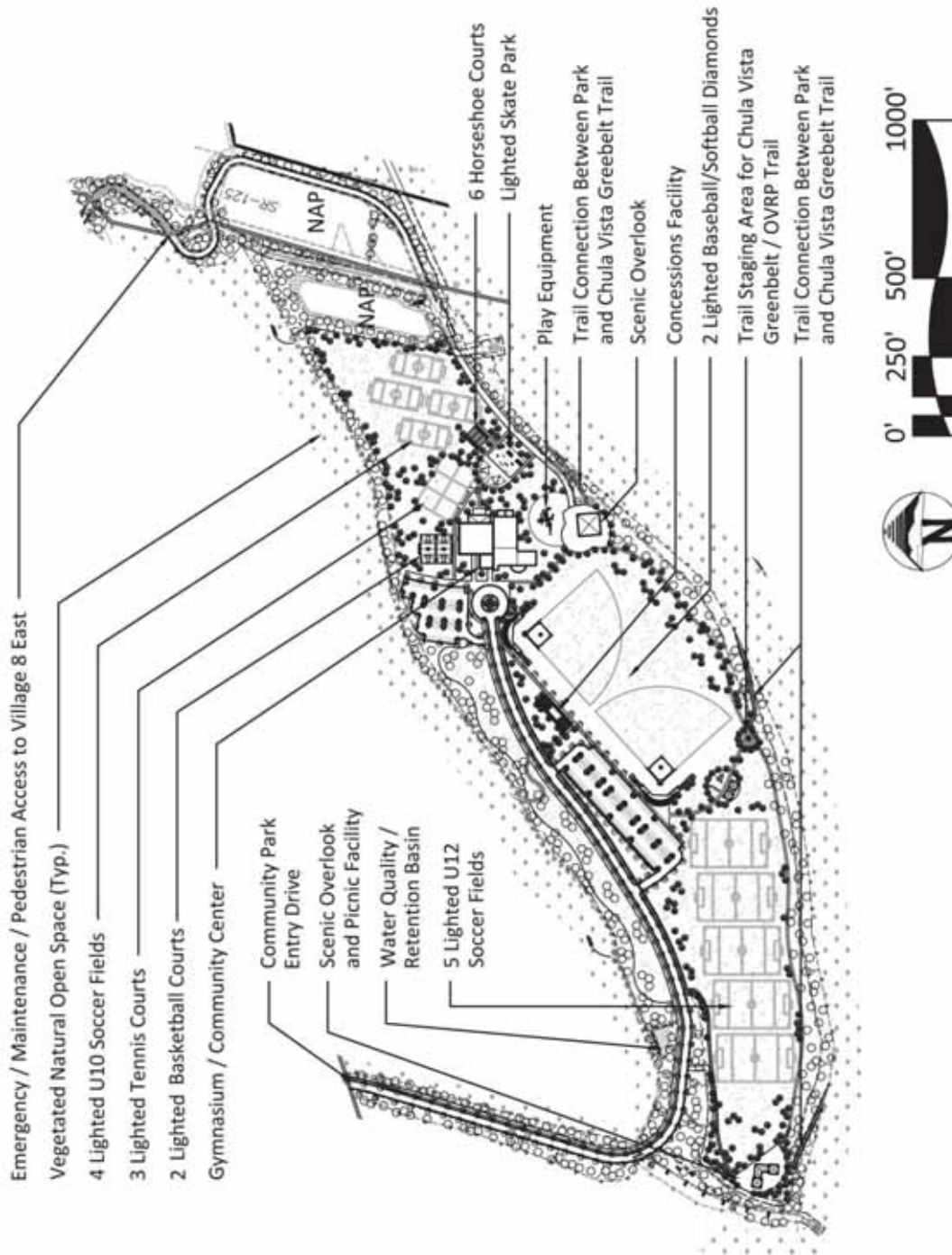


Exhibit 36
Community Park (P-2) Concept Plan

Note: This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



Active Recreation AR-11

The OVRP Concept Plan identifies Recreation Areas through the Otay River Valley, including the site south of Village 8 East (Active Recreation Area 11). The western portion is proposed as a Community Park (P-2) in the Village 8 East SPA Plan. The eastern portion of Recreation Area 11 is not proposed for development but remains designated “Active Recreation” on the Chula Vista General Plan and remains available for future uses that are compatible with the Active Recreation designation.

3. Trails and Bicycle Routes

The SPA Plan Area has been designed to accommodate the trails program described in the Otay Ranch Overall Design Plan, the City's Greenbelt Master Plan and the Otay Valley Regional Park Concept Plan. The plan recognizes the provision of bicycle and pedestrian circulation is fundamental to creating an urban village. All circulation elements within the SPA Plan Area have been located and designed to be as accessible as possible, however, the off-street trails contain steep topography which may limit bicycle travel. The project will provide Greenbelt Trail improvements along the portion of Wiley Road, within the project boundary. Improvements may include fencing and signage and shall be determined based upon environmental and other constraints, subject to City review and approval per the Chula Vista Greenbelt Master Plan, Page 25.

The Trails Plan is illustrated in Chapter III, Circulation, of this SPA Plan. The landscape treatment and design elements of village trails are also illustrated and described in the Village 8 East Design Plan.

4. Community Gardens

The Chula Vista General Plan includes objectives and policies related to planning for healthy communities. Highlighting the growing awareness of the need for Healthy Communities the national “Healthy Community” Initiative stresses healthy choices at all levels from appropriate placement of land uses to ensure that citizens are not adversely affected by uses that may present health risks, to opportunities for exercise and to have healthy



diets in part through better access to recreation facilities and healthy food choices. Another important facet of Healthy Communities is increasing availability and access to healthy food choices. In 2010, the City of Chula Vista adopted a community garden policy that provides a framework for community groups wishing to establish gardens. The adopted Community Gardens Policy describes the community participation process for establishing a community garden, outlines the process for community garden planning and provides community garden establishment and maintenance guidelines. A standard “Community Garden User Agreement” is also a component of the Community Garden Policy.



Community gardens in Village 8 East are envisioned primarily as ornamental gardens, funded and maintained by a village garden club or the Home Owners Association (HOA). Potential site locations include the Private Recreation Facilities, open space areas and cul-de-sac openings.

5. Open Space

Open space within the SPA Plan Area is comprised of Otay River Valley open space (part of the Otay Ranch Preserve) to the south, graded slopes within and surrounding the village, a Neighborhood Park, a Community Park, active recreation area and the landscape buffer adjacent to surrounding major streets.

The Otay Ranch GDP requires the provision of open space in addition to local parks at a ratio of 12 acres for every 1,000 residents. Based on an estimated population of 11,534 residents, approximately 138.4 acres of open space is required. This requirement is met through the provision of 263.2 acres of open space in the form of preserve open space, manufactured slopes and other interior open spaces within the SPA Plan Area.

Otay Ranch Preserve Conveyance

The largest component of open space in the Otay Ranch is the Otay Ranch Preserve, described in the Resource Management Plan (RMP). As prescribed by the RMP, the development of each Otay Ranch Village requires a contribution to the Otay Ranch preserve. The Otay Ranch Preserve Conveyance requirement will be met through dedication of land within the Preserve to the Preserve Owner / Manager (POM) comprised of the City of Chula Vista and County of San Diego.

The required contribution is 1.188 acres of open space conveyance per one acre of development less the acreage of “common use lands,” (local parks, schools, arterial roads and other land designated as public use areas). The actual contribution requirement is based on the actual development area determined at the Final Map(s) level. The estimated Preserve conveyance requirement calculation is as follows:



Table 5 - Estimated Conveyance Requirements

VILLAGE 8 EAST	ACRES
Village 8 East Total Acres	575.3
Common Use Lands	
P-1	7.3
P-2	51.5
AR-11	22.6
S-1	10.8
SR-125	3.6
Circulation Element Roads	9.9
Preserve Open Space	253.6
Total Common Use Lands	359.3
Development Area	216.0
Village 8 East Conveyance Obligation*	256.6

* Actual Conveyance Acreage to be Determined at Final Map by City Engineer.

Manufactured Slopes

Manufactured slopes within the village are located between residences in neighborhoods, along major streets and adjacent to natural open spaces. All manufactured slopes will be constructed and landscaped to City standards and guidelines provided in the Village 8 East Design Plan. All slopes over 25 feet in height will be permanently irrigated, with the exception of the temporary slopes and native transition slopes adjacent to Preserve open space which may be temporarily irrigated for establishment of the landscape. The design and maintenance of the slopes adjacent to the Preserve are described in the Village 8 East Preserve Edge Plan.

Ownership, Funding and Maintenance

All slopes outside of the public right-of-way and the Otay Ranch Preserve will be owned and maintained through a Community Facilities District (CFD) or HOA.

C. OWNERSHIP AND MAINTENANCE OPTIONS

The following are options for ownership and maintenance of park, open space and trail facilities in the SPA Plan Area.

1. Community Facilities District and Homeowners Association

Facilities not maintained by private property owners or a public agency will be maintained through Community Facilities Districts (CFD) or Homeowners Associations (HOA). Such areas will include common areas, common slope areas, common open space, private parks, entry landscaping, walls facing the public right-of-way, trails, paseos and storm water pollution prevention facilities. Certain public facility areas may also be included, as



determined by the Director of Public Works, such as detention basins and enhanced median and parkway landscaping in the public right-of-way.

2. Public Agency Maintenance

Public agencies will be responsible for maintaining the facilities on publicly owned land. These areas include landscaping within street and highway rights-of-way (unless maintained by an HOA, per the GDP, BOA or CFD), public parks, schools and other similar public lands.

3. City of Chula Vista General Services

Public streets, walks, parkways and trails which are located on public land and drainage structures other than those designed as swales or brow ditches will be the maintenance responsibility of the Chula Vista Public Works Department (unless maintained by an HOA or CFD).

D. PHASING

1. Parks

The construction of parks is coordinated with residential development phasing to insure that parks are provided to serve the resident population. Park obligations are described in the PFFP.

2. Open Space

Open spaces adjacent to the major surrounding streets will be phased with street construction. All slopes and other open spaces will be implemented in conjunction with adjacent development.

Conveyance of the Resource Management Preserve land will comply with the Phase 2 RMP policies requiring conveyance of 1.188 acres of preserve land for every acre of development area. This conveyance will occur on a phased basis prior to approval of Final Maps.

3. Trails

Trails will be phased in conjunction with adjacent development, including street and slope construction. Public access to trails that connect to the Chula Vista Greenbelt multi-use trail within the Otay Ranch Preserve will be restricted until Greenbelt Trail improvements are complete to the satisfaction of the City of Chula Vista Development Services Director.

VI. Community Purpose Facility Master Plan



VI. COMMUNITY PURPOSE FACILITY MASTER PLAN

A. INTRODUCTION

The City of Chula Vista Municipal Code Chapter 19.48. (P-C – Planned Community Zone), requires 1.39 acres of Community Purpose Facilities land per 1,000 persons be provided. Pursuant to the Code, Community Purpose Facilities (CPF) means "a land use designation in a planned community intended for non-profit and certain for-profit land uses..." The following uses are permitted within the CPF zone, and may be subject to approval of a conditional use permit:

- Boy Scouts, Girl Scouts, and other similar organizations;
- Social and human services activities, such as Alcoholics Anonymous;
- Services for homeless;
- Services for military personnel during the holidays;
- Senior care and recreation;
- Worship, spiritual growth and development, and teaching of traditional family values;
- Non-profit or for-profit day care facilities that are ancillary to any of the above or as a primary use. For-profit facilities as a primary use are subject to further requirements and additional criteria as outlined in Section F of the Code;
- Private schools that are ancillary to any of the above;
- Interim uses, subject to the findings in Section E of the Code;
- Recreational facilities, such as ball fields, for non-profit organizations (including home owners associations) serving the local community, subject to the requirements outlined in Section 19.48.040(B)(6) of the CVMC (P-C-Planned Community Zone: Application – General Development Plan Required – Contents Required) and subject to the findings outlined in Section 19.48.025(H) of the CVMC (P-C-Planned Community Zone: Community Purpose Facilities – Minimum Acreage Required – Permitted Uses).

Pursuant to Section 19.48.040(B)(6) (P-C-Planned Community Zone: Application – General Development Plan Required – Contents Required) of the CVMC, a CPF Master Plan is required and "shall show the specific boundaries of said plan which may be the SPA, GDP, or Planned Community Boundaries (or more than one GDP as deemed appropriate by the Director of Planning and Building); the distribution of existing and proposed CPF designated parcels within the Master Plan area; and the tabulation of individual sites acreages which shall be prepared and incorporated into the Planned Community's Sectional Planning Area (SPA) Plan....The incorporation of the CPF Master Plan into the SPA or GDP shall be done



through a SPA or GDP amendment/adoption pursuant to Sections 19.48.080 and 19.48.130 of the CVMC (P-C-Planned Community Zone: .080 = General Development Plan – Modification Requests and Procedures and .130 = Sectional Area Plans – Modification Requests and Procedures)."

The total acreage required within Village 8 East has been reduced to 4.0 acres pursuant to the Land Offer Agreement (LOA) between the City of Chula Vista and the Applicant. Additional details are provided below.

B. COMMUNITY PURPOSE FACILITY REQUIREMENT

The proposed 3,560 units in Village 8 East generate a population of approximately 11,534 persons (population is based on 3.24 persons per residential unit), requiring approximately 16.0 acres of CPF land in the Plan area. However, per the LOA, Village 8 East is obligated to provide a total of 4.0 acres of CPF designated sites. This obligation may be met through the designation of a 2.6 acre CPF site within the MU-1 parcel within the Village Core or pursuant to CVMC Section 19.48.025, Alternative Compliance, and the remaining 1.6 acres is distributed through three private recreation facilities sited within single family neighborhoods.

C. COMMUNITY PURPOSE FACILITY IMPLEMENTATION

The SPA Land Use Plan distributes CPF sites throughout the Plan area as shown in Exhibit 37. Conceptual plans for private recreation facilities are provided in Exhibit 38-40. The following describes the conceptual design for each CPF facility.





1. CPF-1

CPF-1 is a 2.6 site designated for community purpose facilities per CVMC Chapter 19.48.025, located within the Mixed Use Area of the Village Core. This site is located within walking distance of a majority of Village 8 East residents.

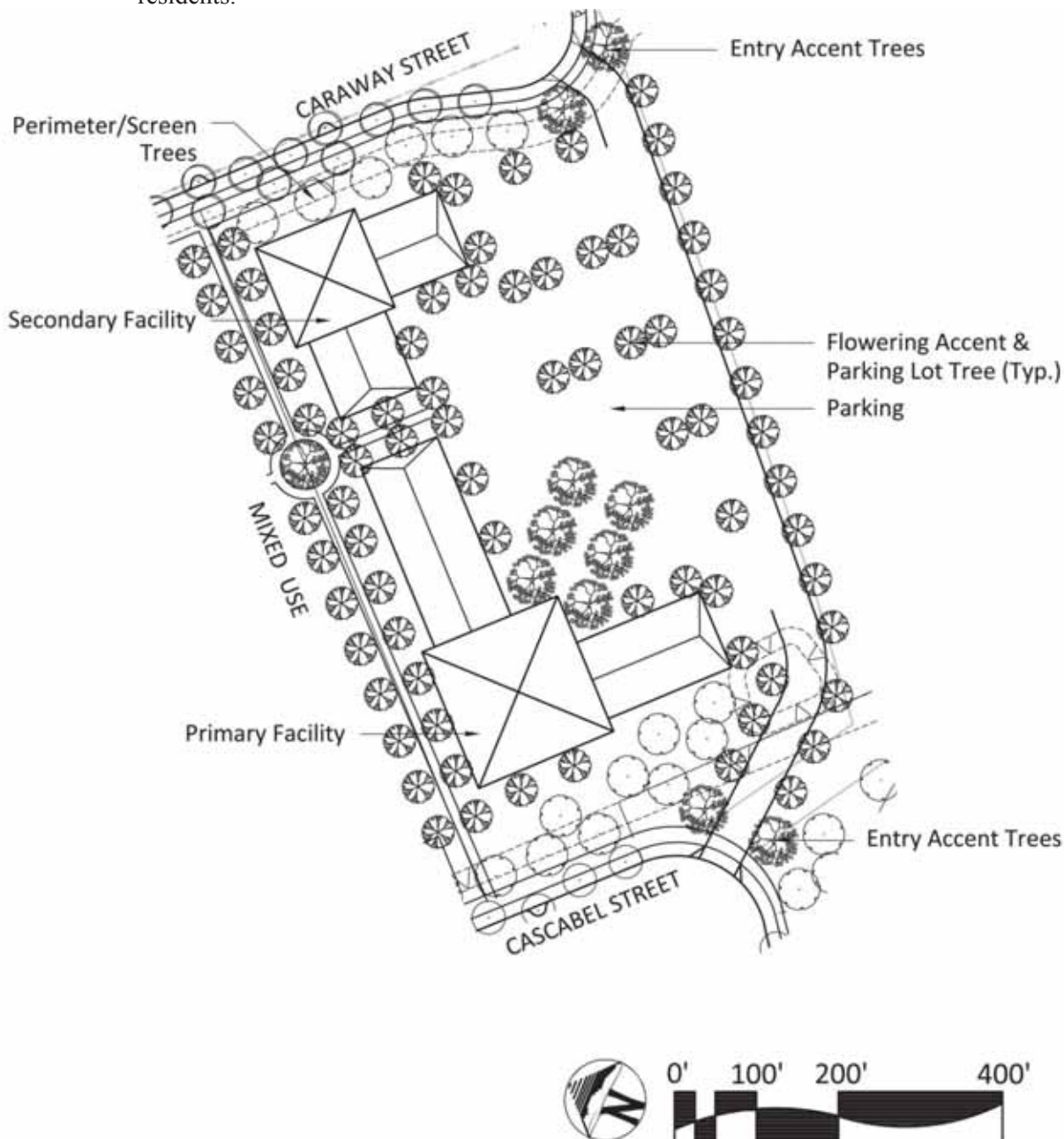


Exhibit 38

Common Useable Open Space Concept Plan – CPF-1

Note: The CPF-1 Site may be located on any portion of the MU parcel.



2. CPF-2

CPF 2 is a 0.5-acre Private Recreation Facility centrally located in residential neighborhoods to create a village focal point. The location is within walking distance of the residences that it serves and is linked to the village core by Residential Promenade Streets. Amenities may include picnic and play areas, a tot lot and sports courts.

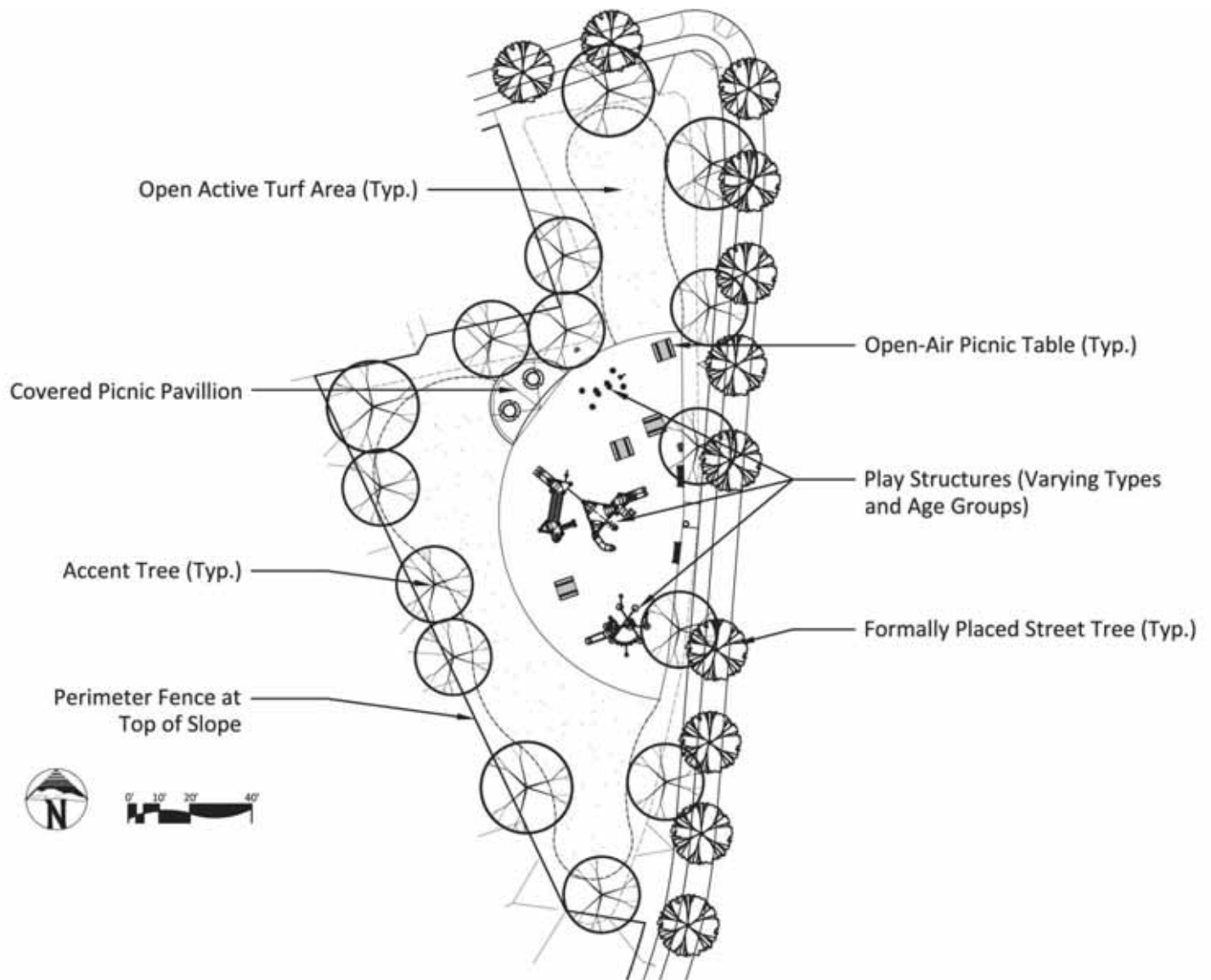


Exhibit 39
Common Useable Open Space Concept Plan – CPF-2



3. CPF-3

CPF-3 is a 0.5 acre Private Recreation Facility located in the eastern portion of Village 8 East within a single family area. This Private Recreation Facility is located to provide recreation opportunities within walking distance of the residential neighborhoods surrounding the site. Amenities may include picnic, play areas and sport courts.

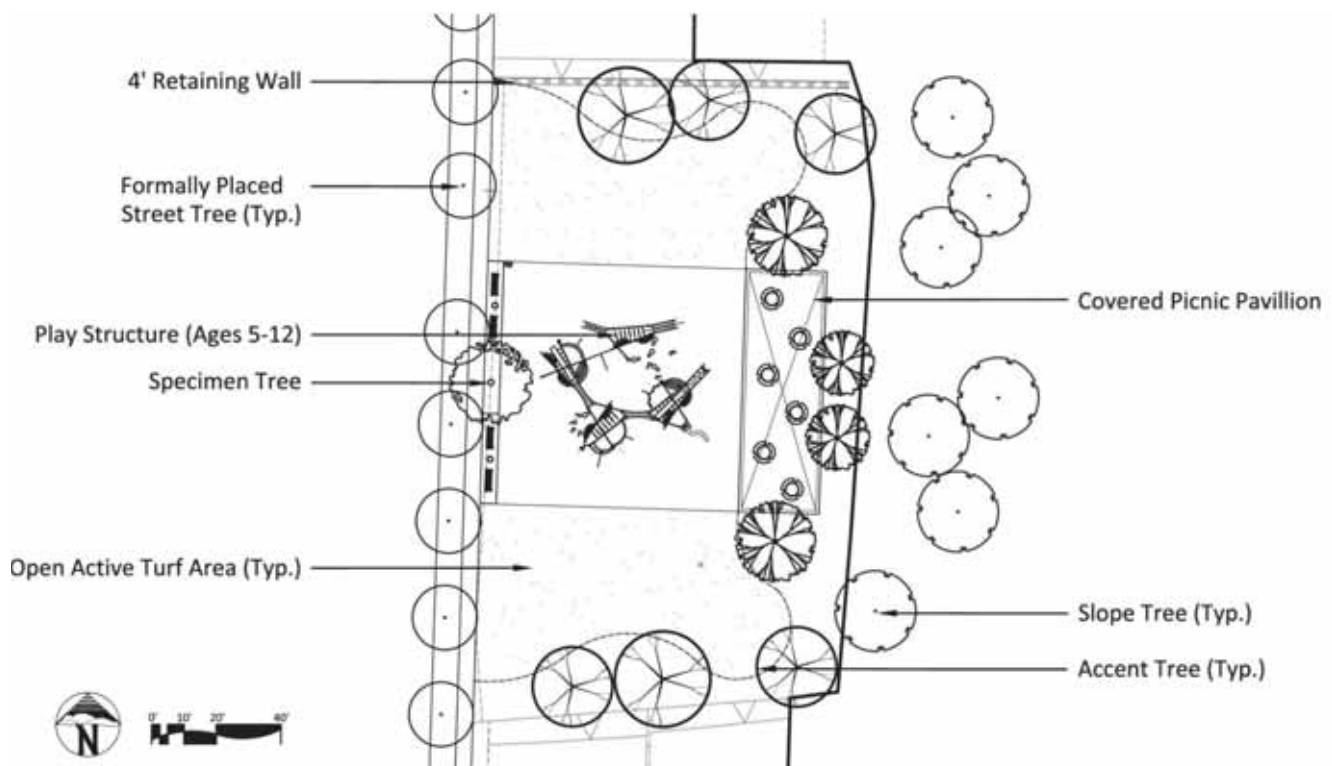


Exhibit 40
Common Useable Open Space Concept Plan – CPF 3



4. CPF-4

CPF-4 is a 0.6 acre Private Recreation Facility located in the southern portion of Village 8 East within a single family area. This Private Recreation Facility is located to provide recreation opportunities within walking distance of the residential neighborhoods surrounding the site. Amenities may include picnic, play areas and sport courts.

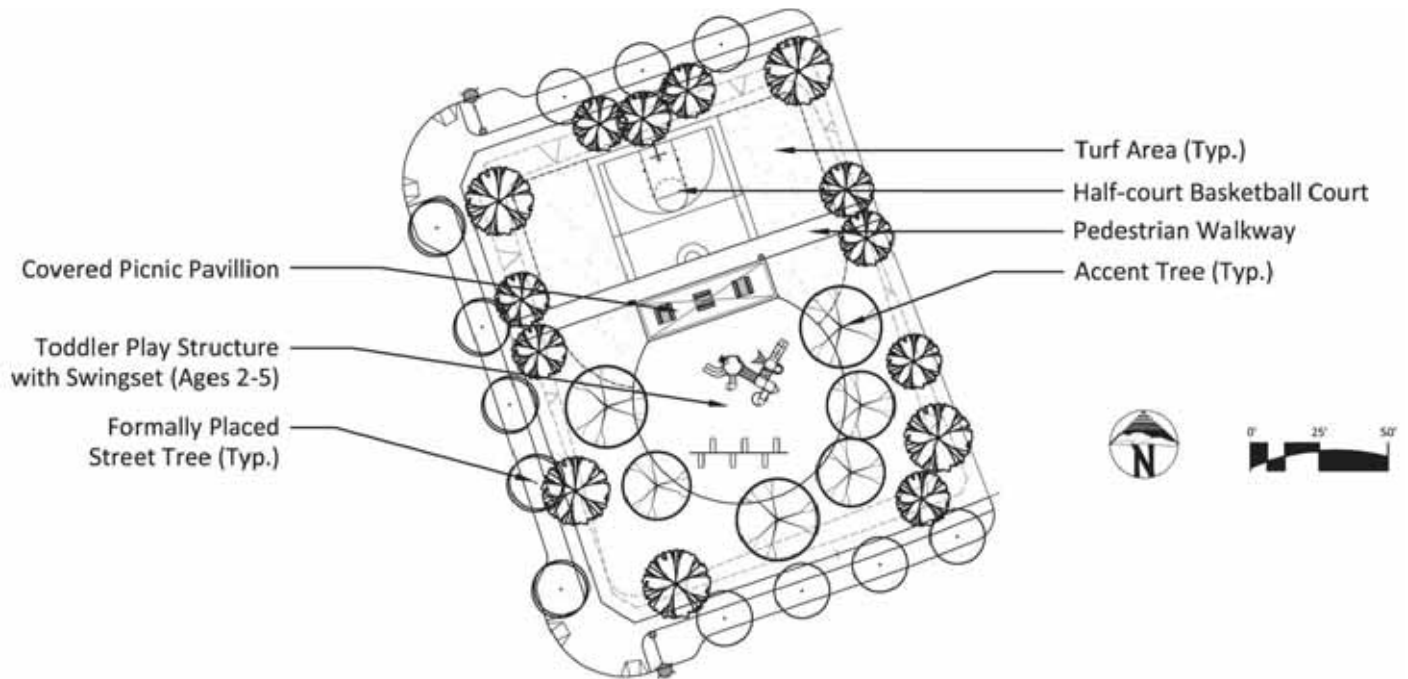


Exhibit 41
Common Useable Open Space Concept Plan – CPF 4

VII. Development Phasing



VII. DEVELOPMENT PHASING

A. INTRODUCTION

Development of the SPA Plan Area will be completed in phases to ensure construction of necessary infrastructure and amenities for each phase as the project progresses. The Conceptual Phasing Table (Table 5) and the Conceptual Phasing Plan (Exhibit 41) reflect anticipated market demand for a variety of housing types and commercial development.

The Phasing Plan is non-sequential because sequential phasing is frequently inaccurate due to unforeseen market changes or regulatory constraints. Therefore, this SPA Plan and PFFP permits non-sequential phasing by imposing specific facilities requirements for each phase to ensure the SPA Plan Area is adequately served and City threshold standards are met. Public parks and schools shall be phased as needed. The Phasing Plan is consistent with the PFFP. The proposed phasing and actual construction timing of the SPA Plan Area may be modified subject to compliance with provisions of the PFFP.

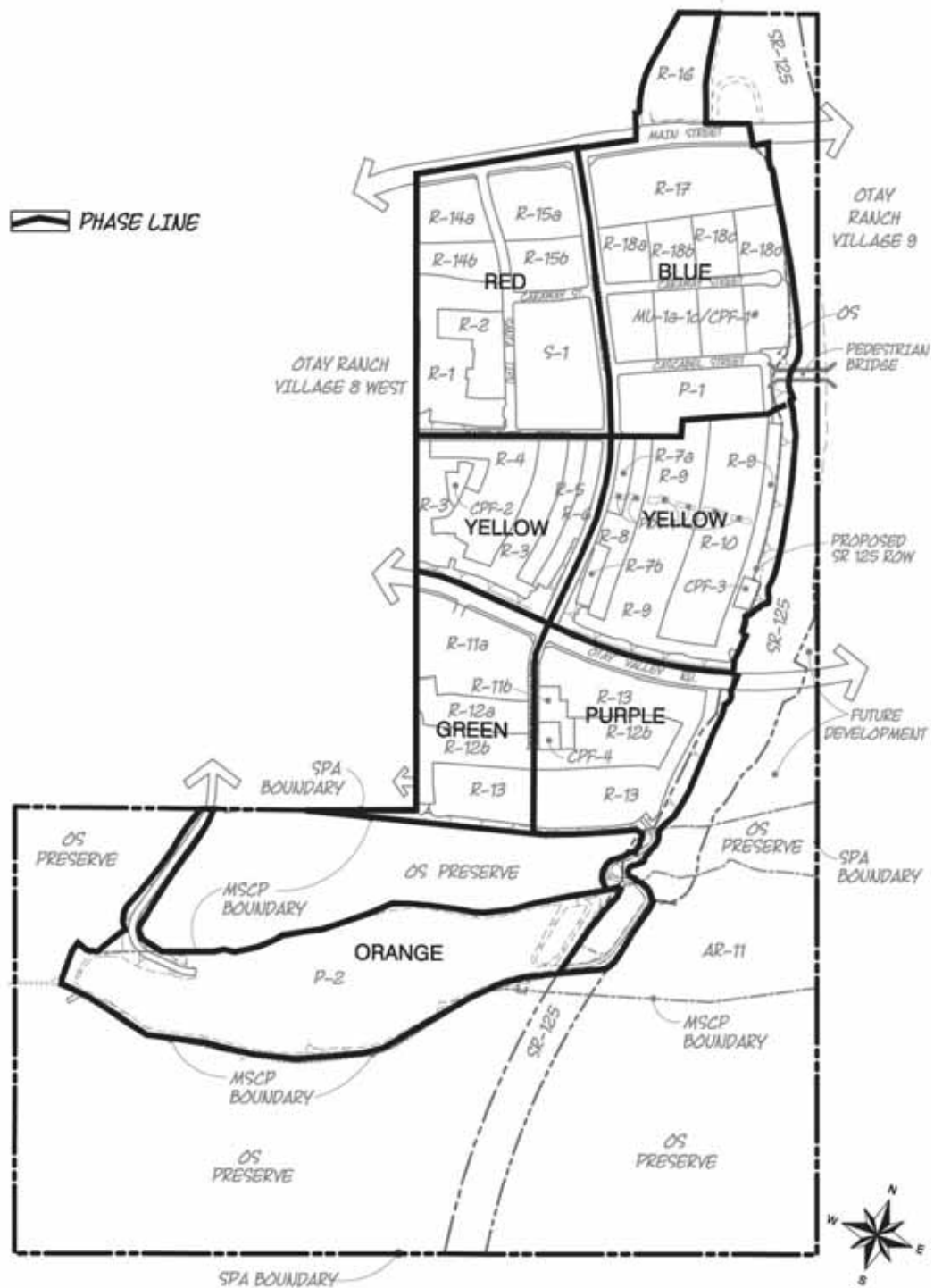


Exhibit 42
 Conceptual Phasing Plan



Table 6 Village 8 East Conceptual Phasing

		Blue		Red		Yellow		Green		Purple		Orange		ac*	du
	Land Use	ac	du	ac	du	ac	du	ac	du	ac	du	ac	du	Total	Total
RESIDENTIAL															
R-16	MF	6.2	287											6.2	287
R-17	MF	12.0	562											12.0	562
R-18	MF	11.3	547											11.3	547
MU-1	MU	9.5	440											9.5	440
Subtotal		39.0	1836											39.0	1836
R-1	SF			8.4	76									8.4	76
R-2	SF			3.9	34									3.9	34
R-14	MF			7.1	329									7.1	329
R-15	MF			9.6	452									9.6	452
Subtotal				29.0	891									29.0	891
R-3	SF					9.8	80							9.8	80
R-4	SF					7.6	52							7.6	52
R-5	SF					2.7	23							2.7	23
R-6	SF					2.6	25							2.6	25
R-7A	SF					1.2	14							1.2	14
R-7B	SF					0.9	11							0.9	11
R-8	SF					3.8	33							3.8	33
R-9	SF					17.1	159							17.1	159
R-10	SF					13.5	111							13.5	111
Subtotal						59.2	508							59.2	508
R-11A	SF							9.3	74					9.3	74
R-12A	SF							3.9	29					3.9	29
R-12B	SF							4.9	32					4.9	32
R-13	SF							5.4	38					5.4	38
Subtotal								23.5	173					23.5	173
R-11B	SF									1.3	10			1.3	10
R-12B										5.7	40			5.7	40
R-13										15.1	102			15.1	102
Subtotal										22.1	152			22.1	152
NON-RESIDENTIAL															
CPF-1	CPF	2.6												2.6	
CPF-2	CPF					0.5								0.5	
CPF-3	CPF					0.5								0.5	
CPF-4	CPF									0.6				0.6	
P-1	Park	7.3												7.3	
P-2	Park											51.5		51.5	
AR	Act. Rec.											22.6		22.6	
S-1	School			10.8										10.8	
Subtotal		9.9		10.8		1.0		0.0		0.6		74.1		96.4	
TOTAL														269.2	3,560

* All acreages are net except those in the single family neighborhoods (R-1 through R-13)

VIII. Public Facilities



VIII. PUBLIC FACILITIES

A. INTRODUCTION

This section briefly summarizes the public facilities required for the SPA Plan Area in compliance with the City's goals that new developments provide all necessary support services. The PFFP prepared in conjunction with this SPA Plan describes the backbone facilities in more detail and assigns the responsibility for construction, maintenance and financing of all required facilities.

The public facilities outlined in this section have been determined based upon projected land uses and their distribution as shown on the Village 8 East Site Utilization Plan (Exhibit 5). Facilities will be sized in accordance to the projected demands and necessary distribution for these land uses. Facilities needs and delivery schedule may be modified, subject to City approval, during the Tentative Map review and approval process. Electric/gas distribution facilities will be constructed primarily in public streets and will be provided by SDG&E.

B. WATER SUPPLY AND MASTER PLAN

Water service and facilities for the SPA Plan Area are addressed in the *Overview of Water Service* ("Water Plan") prepared by Dexter Wilson Engineering, Inc. In conformance with the GDP and SPA requirements, the Water Plan demonstrates compliance with state and local agency requirements and the ability to serve the SPA Plan Area. A summary of key points from the Water Plan are outlined below.

1. Water Supply

- Senate Bill 610 principally applies to the California Water Code and requires the California Environmental Quality Act process for a project to be amended to include documentation to definitively establish water availability.
- California Senate Bill 221 and Senate Bill 610 were approved on October 9, 2001 and became effective January 1, 2002. Senate Bill 221 primarily applies to the Subdivision Map Act and requires the lead agency (City of Chula Vista), in considering a tentative map, to verify that the public water supplier (Otay Water District) has sufficient water supply available to serve the project.
- To meet the requirements of Senate Bills 221 and 610, the City of Chula Vista formally requested the Otay Water District to prepare a water supply assessment report for the project. The Otay Water District Board of Directors formally approved the Water Supply Assessment and Verification Report, Otay Ranch Villages 3 North, a Portion of Village 4, 8 East and 10 Sectional Planning Area Plans on November 6, 2013.



- The SPA Plan Area is located within the boundaries of the Otay Water District (OWD), which is responsible for providing local water service. OWD is a member of the San Diego County Water Authority and the Metropolitan Water District of Southern California. The SPA area will be annexed into Improvement Districts 22 and 27 of the Otay Water District.

2. Potable Water Demand

- Domestic water demand for the SPA Plan Area will be estimated as a part of the Subarea Water Master Plan to be approved by the OWD. An analysis of available water supply will also be completed to assure that sufficient supplies are planned to be available as demand is generated by the project.
- The project is within the Central Service Area of the Otay Water District. Potable water for the development will be supplied from the 624 and 711 pressure zones. Exhibit 42 depicts the recommended distribution system required for the project area.
 - The 624 Zone will be expanded by connecting to a proposed 12-inch line in Otay Valley Road. This 12-inch 624 Zone line will be extended in Otay Valley Road to connect to the proposed Village 8 West and Village 9 water systems.
 - The 711 Zone system will be served by connecting to a new 12-inch line in Main Street and by connecting to the proposed water system in Village 8 West.
- The Otay Water District has three existing reservoirs in the 624 Zone. These reservoirs are filled by OWD Connections 10 and 12 to the San Diego County Water Authority aqueduct.
- The 711 Zone has storage reservoirs within the EastLake Greens development and within the District's Use Area Property north of Rolling Hills Ranch.

3. Recycled Water Supply and Master Plan

- Current Otay Water District (OWD) policies regarding new subdivision development require the use of recycled water where available. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will be used to irrigate street parkway landscaping, parks, manufactured slopes along open space areas and landscaped areas of commercial, industrial and multi-family sites. Exhibit 43 depicts the recycled water distribution system for Village 8 East.



- The project is located in the 680 and 815 Zones for recycled water service. The primary source of recycled water for the SPA Plan Area will be the South Bay Water Reclamation Plant. From this plant, the ultimate recycled water system will consist of a series of pump stations, transmission piping and storage reservoirs which will provide recycled water to portions of Otay Ranch, including the SPA Plan project area.
- In the SPA Plan Area, the existing recycled water distribution system serves Village 7 and Village 11 to the north. The recycled water system is also proposed to be extended to serve Villages 8 West and 9. The plan to distribute recycled water within the project is depicted on the Recycled Water Plan (Exhibit 43).
- Recycled water requirements for the project will be coordinated by the Water District and the City. Phased construction of recycled water facilities, based on the District approved master plan, will be incorporated into the PFFP and/or subdivision map conditions to assure timely provision of required facilities.

4. Water Conservation

A Water Conservation Plan has been prepared as a component of this SPA Plan in conformance with the requirements of the Otay Ranch GDP and the Chula Vista Growth Management Ordinance.

As described in the Water Conservation Plan prepared by Dexter Wilson Engineering, certain landscaped areas are required to utilize recycled water where available based on current Otay Water District (OWD) policies regarding new subdivision development. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will irrigate landscape areas identified in the Water Plan.

The potential sources and availability for recycled water use are described in more detail in the Water Plan. Potential demand within the SPA Plan area will be estimated in a subsequent Subarea Water Master Plan to be approved by the OWD. Recycled water requirements for the project will be coordinated by OWD and the City. Phased construction of recycled water facilities, based on an OWD-approved master plan, will be incorporated into the PFFP and/or subdivision map conditions to assure timely provision of required facilities.

Water conservation measures for the SPA Plan Area include the following:

- Hot Water Pipe Insulation. This measure involves the insulation of hot water pipes with 1-inch walled pipe insulation and separation of hot and cold water piping. This measure is estimated to cost an additional \$50 during initial construction and result in annual savings of 2,400 gallons per residential unit.



- **Pressure Reducing Valves.** Setting the maximum service pressure to 60 psi reduces any leakage present and prevents excessive flow of water from all appliances and fixtures. This measure is estimated to cost \$100 during initial construction and result in annual water savings of 1,800 gallons per residential unit.
- **Water Efficient Dishwashers.** There are a number of water efficient dishwashers available that carry the Energy Star label. These units cost an additional \$500 on average and result in an estimated yearly water savings of 650 gallons per residential unit.

Other potential water saving features of the project include:

- **Dual Flush Toilets.** The developer will install dual flush toilets within the project. This measure is estimated to cost \$200 per household and result in annual water savings of 4,000 gallons per year per residential unit.
- **Water Efficient Landscaping.** The developer will comply with the City's Landscape Water Conservation Ordinance to reduce outdoor water use. This will include a more drought tolerant plant selection including less turf area as well as installation of water efficient irrigation systems. While the estimated savings from this measure is difficult to quantify at this stage of planning, it is estimated that outdoor water usage at single family residences will be reduced by a minimum of 10 percent, or approximately 25 gpd per home.



LEGEND

- EXISTING 711 ZONE
- PROPOSED 711 ZONE
- PROPOSED 624 ZONE
- PROPOSED (CITY OF SAN DIEGO PIPELINES)
- W107 OWD CIP NUMBER

NOTE: ALL PIPES ARE
 RECOMMENDED AS 8-INCH
 UNLESS OTHERWISE NOTED.

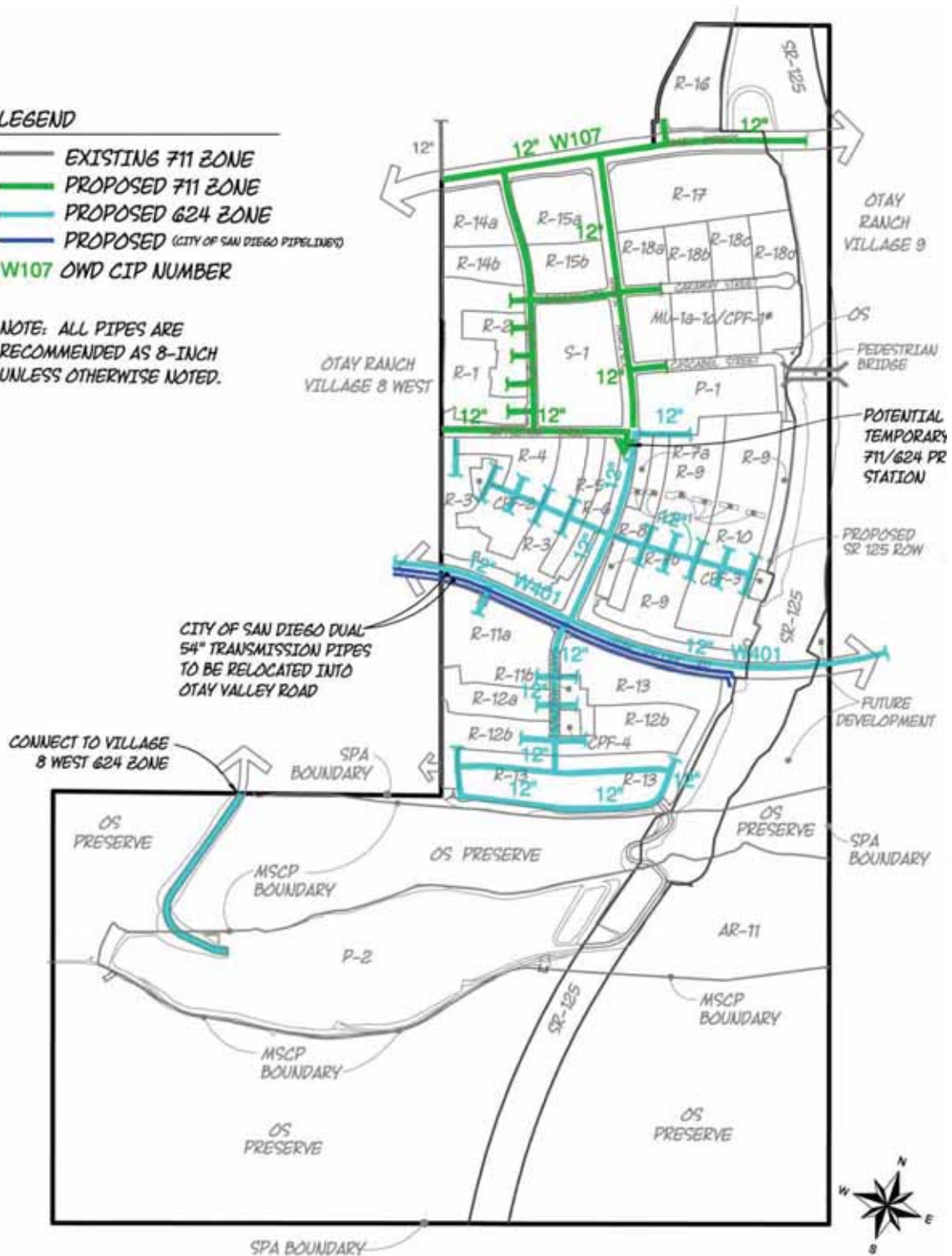


Exhibit 43
 Potable Water Plan

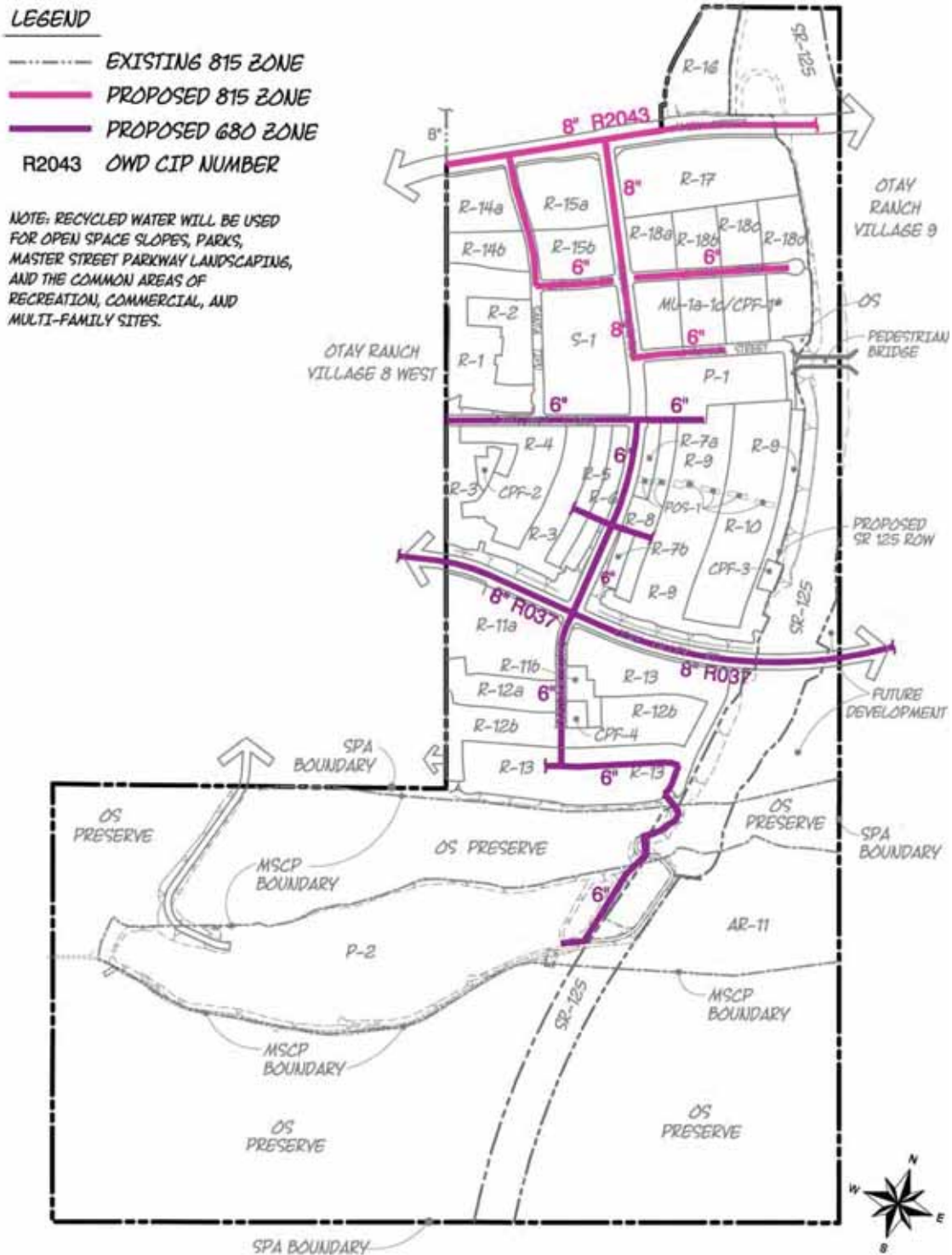


Exhibit 44
Recycled Water Plan



C. SEWER SERVICE

Sewerage service and facilities are addressed in the *Overview of Sewer Service*, prepared by Dexter Wilson Engineering. Sewer service to the project site is provided by the City of Chula Vista. Chula Vista operates and maintains its own sanitary sewer collection system that connects to the City of San Diego's Metropolitan Sewer System.

The City of Chula Vista's Subdivision Manual establishes sewage generation factors based on population multipliers used to project sewage flows. The average daily flow into the Salt Creek basin from the SPA Plan Area is estimated at 849,589 gpd. This flow will be conveyed to the existing Salt Creek Interceptor just to the south of the project. On-site sewer lines will need to be oversized to accommodate flows from the Village 8 West project. Sewer facility improvements required to serve the SPA Plan Area include 8-inch to 12-inch gravity sewer lines on-site and fees to fund future improvements to the Salt Creek Interceptors.

Sewer facilities required to serve the SPA Plan Area will be constructed in phases. The phasing and financing requirements are addressed in the PFFP and/or subdivision map conditions to assure timely provision of required facilities. Existing and planned sewer facilities are illustrated on Exhibit 44.



D. STORM DRAIN & WATER QUALITY

The *Master Drainage Study* (“Drainage Plan”) and *Water Quality Technical Report* (“WQMP”) prepared by Hunsaker and Associates assessed the existing and developed drainage and water quality conditions in the SPA Plan Area. In conformance with the Otay Ranch GDP and SPA requirements, the reports provides the necessary hydrological studies, analysis and design solutions to provide appropriate urban runoff and water quality for the SPA Plan Area. Key elements of the Drainage Plan and WQMP are provided below.

1. Village 8 East Drainage

- All pre development and post development runoff from Village 8 East is within the Otay River Valley watershed.
- Runoff from the developed portion of Village 8 East is treated in a Water Quality Basin located east of the P-2 Community Park and then outlets directly to the Otay River via internal storm drain systems.
- An additional water quality basin is provided within the P-2 Park to treat runoff from the Community Park Entry Drive.
- Due to the impact of the Savage Dam at the Otay Reservoir, studies have determined that the development of the Village 8 East site will not increase the 100 year frequency peak flows in the Otay River. Therefore, no detention basins are required.

2. Village 8 East Water Quality

- The development of the SPA Plan Area will implement all necessary requirements for water quality as specified by State and local agencies.
- The development will meet the requirements of the City's Standard Urban Storm Water Mitigation Plan (SUSMP), the Jurisdictional Urban Runoff Management Plan and the Storm Water Management and Discharge Ordinance (as specified in the City of Chula Vista Development and Redevelopment Storm Water Management Standards/Requirements Manual).
- The Otay River is a USGS blue line stream, which makes it a waterway of the United States under the Clean Water Act (CWA). All development in excess of five acres must incorporate urban runoff planning, which will be detailed at the Tentative Tract Map level. The conceptual grading and storm water control plan for the SPA Plan Area provides for water quality control facilities to ensure protection for the Otay River.



- The Otay River is listed in the County of San Diego *Hydromodification Management Plan* as an exempt facility. Since all runoff from the developed area within the Village 8 East SPA area is proposed to drain directly to the Otay River, hydromodification basins are not required for this development.

VIII-133
December 2, 2014



E. ROADS

Roads included in this SPA proposal are addressed in Chapter III, Circulation, of this SPA Plan. The PFFP details their phasing and financing.

F. SCHOOLS

The Otay Ranch GDP requires preparation of a School Master Plan for each SPA. This section addresses and satisfies the requirements for such a plan. Additionally, the phasing and funding of school facilities is addressed in the PFFP.

The construction of up to 943 single family dwelling units and 2,617 multi-family dwelling units is planned for the Village 8 East SPA Plan. Based on Chula Vista Elementary School District and Sweetwater Union High School District student generation factors (students/dwelling unit), there is a need to accommodate approximately 1,286 elementary students, 250 middle school students, and 493 high school students, for a total of 2,029 students.

1. Elementary Schools

To meet the elementary school requirements, the Otay Ranch General Development Plan (GDP) provides for the siting of one elementary school in Village 8 East. This SPA Plan reserves a 10.8-acre elementary school site, Parcel S-1, in the village core adjacent to the neighborhood park to facilitate joint use opportunities. The site will be reserved for acquisition by the Chula Vista Elementary School District, as provided in the PFFP. The construction schedule for the school will be determined by the school district. At the discretion of the Chula Vista Elementary School District, students in Village 8 East will be accommodated in neighboring village elementary schools until the Village 8 East school is constructed. Adjacent elementary schools include Camarena Elementary (Village 11) and High Tech Elementary School (University Planning Area).

2. Middle Schools & High Schools

Middle school and high school requirements are met by the existing EastLake Middle School, Otay Ranch High School and Olympian High School. In addition to these public schools, a private school (Mater Dei High School) and a charter school (High Tech High School) are located proximate to Village 8 East.

3. Adult Schools

Demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility can be constructed in the Otay Ranch Eastern Urban Center on a site reserved pursuant to the Otay Ranch GDP.



G. CHILD CARE FACILITIES

The Otay Ranch GDP establishes the following goal and threshold for child care facilities:

GOAL: Provide adequate child care facilities and services to serve the Otay Ranch Project Area.

The Otay Ranch GDP establishes the following threshold for child care facilities:

Threshold: Identify sites for child care and pre-school facilities adjacent to or as part of public and private schools, religious assembly uses, village center employment areas, residential areas, and other locations deemed appropriate.

The City of Chula Vista adopted the Chula Vista General Plan policy direction for the provision of adequate child care facilities necessary to serve existing and future developed areas in the City.

Child care uses may be allowed as a primary or an accessory use. Facility-based (not in a home) child care may be conducted by non-profit, quasi-public organizations or commercial providers. In addition, day nurseries, daycare schools or nursery schools are permitted uses in the Village 8 East Land Use Districts (see PC District Regulations), specifically permitted within all non-residential dominant districts, which would make them available to both residents and employees in Village 8 East.

The State of California has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements and physical environment for child day care and day care centers. All child care facilities within the SPA will comply with state and local regulations.

The SPA Plan Area and the Otay Ranch Community may have a mix of child care providers, such as school, church, non-profit or commercial facilities. Childcare facilities may be located within private homes, commercial centers, offices, governmental and industrial complexes and/or adjacent to public and private schools where appropriate. The SPA Land Use Plan provides opportunities to locate and phase facilities to meet the needs of the community.

1. Family Day Care Homes

Home-based child care includes small family day care homes (SFDCH) that serve up to 6 children and large family day care homes (LFDCH) that serve 7-12 children. A conditional use permit may be required for all family day care homes within the SF4 zone. Consistent with Chula Vista zoning, SFDCHs could potentially be located within all residential zones in Village 8 East.



The California Code of Regulations, Title 22, Division 12, Chapter 3, Section 102417 includes regulations related to the operation of family day care homes and all family day care homes within Village 8 East would be required to comply with both state and local regulations.

2. Facility-Based Child Care

Facility-based childcare may be non-profit or commercial facilities located in non-residential land use areas of the village. The SPA Plan includes CPF and MU/commercial land uses. These land use designations can accommodate facility-based childcare. Non-profit childcare facilities are considered an accessory land use to CPF uses and are permitted within commercial areas. Commercial childcare facilities are also permitted within the commercial areas.

Facility-based childcare could be sited on mixed-use parcels. Elsewhere in Otay Ranch, such as the Eastern Urban Center, day care facilities could easily be sited. Having child care facilities located near other compatible services and activities is consistent with efficient land use planning. Locating childcare facilities near many other services is consistent with the neo-traditional principles established for Otay Ranch.

H. POLICE, FIRE AND EMERGENCY SERVICES

1. Police Protection

The Chula Vista Police Department (CVPD) currently provides police services within the City of Chula Vista. The demand for police services and facilities necessary to serve the SPA Plan area is described and analyzed in the Village 8 East PFFP.

2. Fire Protection

Fire protection services are provided by the City of Chula Vista Fire Department (CVFD). Fire Station #7 is located adjacent to the Village 2 Core. Pursuant to the Chula Vista Fire Master Plan approved by the Chula Vista City Council on January 28, 2014, additional fire stations are planned within the Village 8 West Town Center and the Eastern Urban Center. The demand for fire protection equipment and facilities to serve the SPA Plan Area is described in the PFFP. Village 8 East must comply with the updated Chula Vista Fire Master Plan, as adopted.

The Otay Ranch GDP requires as a condition of SPA plan approval the Fire Department review fuel modification plans. The Preserve Edge Plan and Fire Protection Plan were developed with direction from the Fire Department. The Preserve Edge Plan provides for fuel modification zones adjacent to natural open spaces. Fire Department-approved architectural measures, such as boxed eaves, exterior sprinkler systems and solid block wall fencing may also be used for fire protection in certain circumstances. The fuel modification and fire protection strategies are more fully described in the Fire Protection Plan; University Villages - Village 8 East .



Brush Management

Pursuant to the University Villages Master Fire Protection Plan (FPP) and Chula Vista MSCP Subarea Plan; fuel modification zones have been incorporated into the proposed Village 8 East development areas adjacent to natural open space. These fuel modification zones are consistent with the requirements of the Chula Vista MSCP Subarea Plan and Otay Ranch Phase 2 RMP. No fuel modification activities will occur within Otay Ranch Preserve/MSCP Preserve areas. Graded landscaped slope areas will be maintained pursuant to FPP requirements and will be outside of the Preserve. Streets and hard surface and irrigated landscaped areas may be included in the Brush Management Zone, in accordance with specific requirements of the FPP.

3. Emergency Medical Services

American Medical Response provides contract emergency medical services for the City of Chula Vista, National City, and Imperial Beach. There are five American Medical Response South County paramedic units. Two are located in Chula Vista, two in National City, and one in Imperial Beach. The SPA Plan Area will be served through a contract arrangement by the City of Chula Vista.

4. Emergency Disaster Plan

The following serves as the GDP-required "Emergency Disaster Plan" required at the SPA level:

The San Diego Region is exposed to a number of hazards that have the potential for disrupting communities, causing damage and creating casualties. Possible natural disasters include earthquakes, floods, fires, landslides and tropical storms. There is also the threat of man-made incidents such as war, nuclear disasters, hazardous materials spills, major transportation accidents, crime, fuel shortages, terrorism or civil disorder.

The San Diego County Emergency Plan is a comprehensive emergency management system that provides for a planned response to disaster situations associated with natural disasters, technological incidents and nuclear defense operations. The Plan includes operational concepts relating to various emergency situations, identifies components of the Emergency Management Organization and describes the overall responsibilities for protecting life and property and assuring the overall well-being of the population. The plan also identifies the sources of outside support that might be provided (through mutual aid and specific statutory authorities) by other jurisdictions, state and federal agencies and the private sector.

The Unified San Diego County Emergency Services Organization consists of the County and the cities within the County. It was established in 1961 and provides for "preparing mutual plans for the preservation of life and property and making provisions for the execution of these plans in the event of a local



emergency, state of emergency, and to provide for mutual assistance in the event of such emergencies."

The foundation of California's emergency planning and response is a statewide mutual aid system that is designed to ensure that adequate resources, facilities and other support is provided to jurisdictions whenever their own resources prove to be inadequate to cope with a given situation. The basis for the system is the California Disaster and Civil Defense Master Mutual Aid Agreement, as provided for in the California Emergency Services Act. This Agreement was developed in 1950 and adopted by California's unincorporated cities and by all 58 counties. San Diego County is in Mutual Aide Region 6 of the State system.

The City of Chula Vista participates in the Unified County Emergency Services Organization described above. The City of Chula Vista has comprehensive agreements with the Bureau of Land Management, California Department of Forestry, California Conservation Corps., Urban Search and Rescue Corps., San Diego County Fire Mutual Aid and other agencies in conjunction with the California Disaster and Civil Defense Master Mutual Aid Agreement. The project is incorporated into Chula Vista's existing emergency disaster programs, including all fire and emergency services and mutual aid agreements.

I. LIBRARY SERVICES

Library services are provided by the City of Chula Vista as described by the City Library Master Plan. The demand for library facilities generated by the build-out of Village 8 East will be satisfied through participation in the City's Public Facilities Development Impact Fee Program as identified in the PFFP.

J. PARKS, RECREATION, OPEN SPACE AND TRAILS FACILITIES

Parks, recreation, open space and trails are addressed in Chapter V, Parks, Recreation, Open Space and Trails Master Plan and the PFFP.

K. CIVIC FACILITIES

The City of Chula Vista is currently served by the Chula Vista Civic Center. The City's master plan for the expansion of the Civic Center provides for the needs of the Village 8 East residents. The SPA Plan Area is subject to the City's Development Impact Fee (DIF) Program, which generates revenue for civic facilities.

L. ANIMAL CONTROL FACILITIES

The City of Chula Vista provides animal health and regulatory services. Currently, no impact fees are imposed to fund expansion of animal control facilities.



M. REGIONAL FACILITIES

A Regional Facilities Report was completed as part of the SPA One planning process. Generally, the Otay Ranch GDP requires the demand generated for regional facilities to be satisfied through participation in a regional impact fee program (if such a program is implemented) and/or, reserve land or facilities for regional service programs in the Eastern Urban Center. The Regional Facilities Report is updated with SPA Plan applications to ensure adequate provision for regional facilities. The following is a review of the updated Otay Ranch Regional Facilities needs.

1. Integrated Solid Waste Management

The City of Chula Vista contracts with Allied Waste Management to provide recycling and disposal. Per Chula Vista Municipal Codes Sections 8.24 and 8.25 and State of California Public Resources Code Chapter 12.8, 42649, it is mandatory for all generators to recycle. The City provides residences (known as Small Quantity Generators) with automated, weekly collection services for trash, recyclables and yard waste. The PC District Regulations for the SPA Plan Area include regulatory requirements for waste management and recycling.

2. Arts and Cultural

The Otay Ranch GDP provides for a multi-use cultural complex in the EUC. Within villages, arts and cultural facilities may be provided in public and civic space. The SPA Land Use Plan provides public spaces that may accommodate art and performances including plazas within the mixed-use village core and neighborhood park. The community purpose facilities, private pedestrian parks/community buildings, community park and the MU/commercial area also provide opportunities for art display and performance.

3. Health and Medical

Health and medical facilities that serve the SPA Plan Area include Scripps Chula Vista Memorial Hospital, Sharp Chula Vista Medical Center, and Paradise Valley Hospital. A 66,000 square foot medical office building is located in Village of Heritage, which houses the Sharp Rees-Stealy Medical Group. The mixed use commercial and community purpose facility sites within the Otay Ranch villages provide opportunities for both public and private nursing, health education, screening research and medical offices.

4. Community and Regional Purpose Facilities

A Community Purpose Facility (CPF) Master Plan is provided in Chapter VI of this SPA Plan. The CPF Master Plan describes the provision of facilities within the SPA Plan Area. The Otay Ranch GDP does not locate a Regional Purpose Facility in this SPA Plan Area.



5. Social and Senior Services

The County of San Diego has the primary responsibility to provide social services to County residents. There are numerous non-profit health and social service organizations located in Chula Vista. The City of Chula Vista provides an adult literacy program, a Youth Action Program and the Police Activities League program. The County's Area Agency on Aging provides social and nutrition programs, legal services, ombudsman programs and services to prevent or postpone institutionalization. The City of Chula Vista provides senior services and the Parks and Recreation Department coordinates activities and programs at the Norman Park Senior Center. The CPF, Community Park and Private Recreation Facilities provide opportunities for social and senior services within Village 8 East.

6. Correctional

The increased population in Village 8 East will contribute to the need for correctional facilities. Should a regional impact fees program be enacted to assist in funding such facilities, Village 8 East development would be obligated to equitably participate.

7. Transit

Transit facilities are intended to reduce the public's dependence upon the automobile to help alleviate traffic congestion. The provision of transit facilities is also an action measure of the City's CO₂ Reduction Plan. Currently, two percent of trips are conducted on public transit in the region. An increase in transit use can be fostered through the location of higher-density housing near transit, site design with transit orientation and enhanced pedestrian access to transit. The land use and circulation plan for the SPA Plan Area incorporates transit-oriented design. A Rapid Bus route is planned on Main Street. Local Bus service may be provided through Village 8 East, with a potential station located within the Village Core.

IX. GDP Compliance



IX. GDP COMPLIANCE

The adopted Otay Ranch General Development Plan establishes goals and objectives for land use; mobility; housing; parks, recreation, open space; public facilities; safety; phasing; and resource protection, conservation and management. This chapter provides a re-statement of the GDP goals and objectives followed by an explanation of how each is implemented by this SPA Plan.

A. LAND USE

This SPA Plan is designed in conformance with the Otay Ranch GDP Land Use Plan and the GDP Village 8 East SPA Plan, as amended, is illustrated in Exhibit 47. A brief description of the SPA Plan major land use components consistency with the Otay Ranch.

This SPA Plan contains all the requisite land uses comprising an urban village as described by the GDP. Village 8 East includes variety of small lot single family detached and multi-family residential housing densities, mixed-use development, land designated for community purpose facilities, an elementary school and parks and open space. This SPA Plan reconfigures Village 8 East to facilitate planning and development of the entire village area by individual property owners. Table 6 provides the proposed, amended Otay Ranch GDP for Village 8 East, including allocated acreages for each land use and the number and type of residential units.

Table 7 – GDP Exhibit 47 -- Village Eight (East)

Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park ⁺	CPF	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
M	943		943	7.2	130.5		1.6						132.1	3,140
MU		2,617	2,617	42.1	62.1	7.3	2.6	10.8	+				82.8	6,752
OTHER											11.2	9.9	21.1	
VILLAGE 8 EAST SUBTOTAL	943	2,617	3,560	18.5	192.6	7.3	4.2	10.8	+		11.2	9.9	236.0	9,892
⁺ 20,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage may vary. ⁺⁺ Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.														

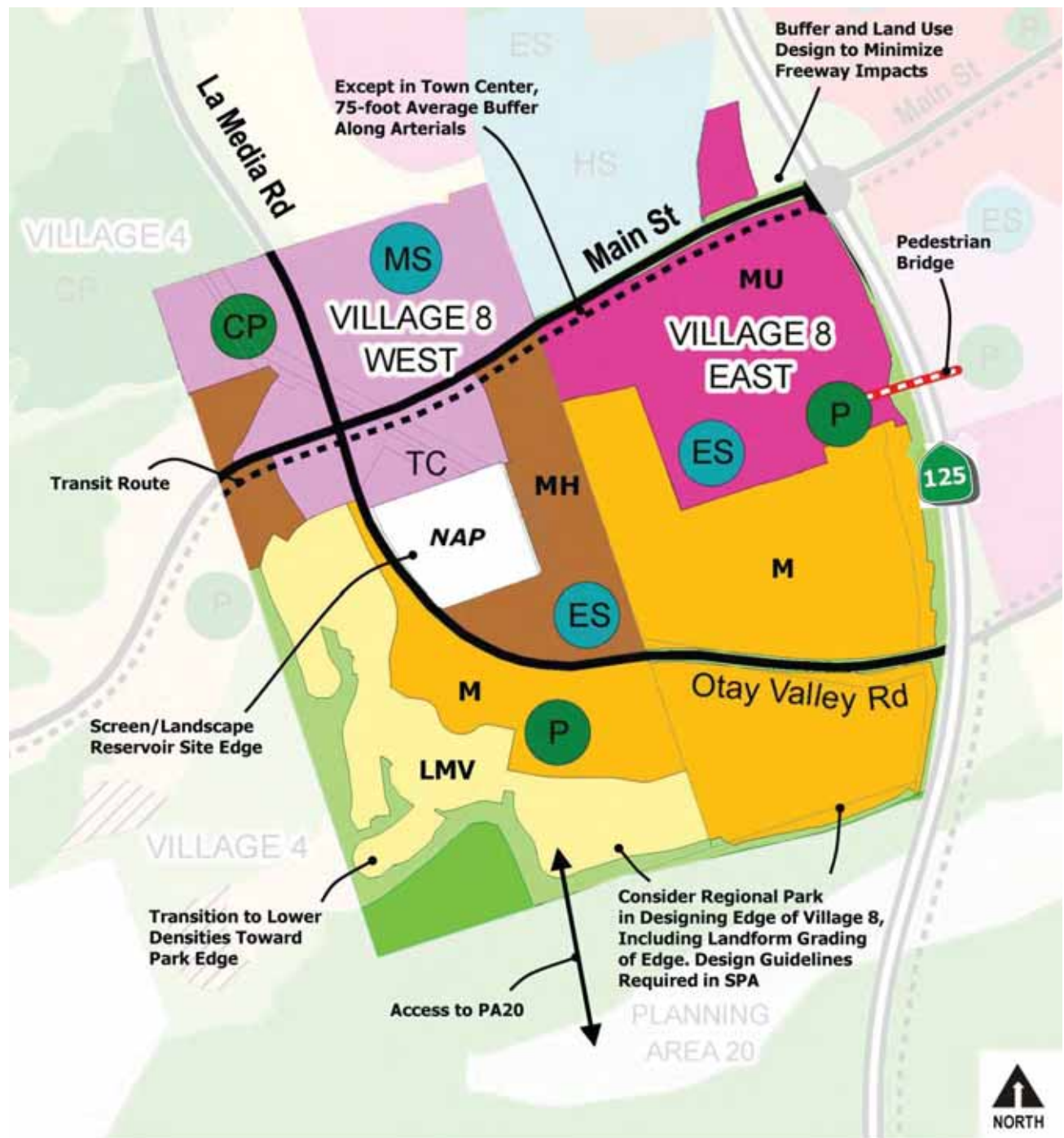


Exhibit 48
 Otay Ranch GDP Village 8 East Land Use Plan (Proposed)



A. II.2.8.1 LAND USE

Goal: Develop comprehensive, well integrated and balanced land uses which are compatible with the surroundings.

Objective: Provide a well-integrated land use pattern which promotes both housing and employment opportunities, while enhancing the unique environmental and visual qualities of the Otay Ranch.

Objective: Provide a wide range of residential housing opportunities, from rural and estate homes to high-density multi-family projects. Provide a balanced and diverse residential land use pattern for the Otay Valley Parcel which promotes a blend of multi-family and single-family housing styles and densities, integrated and compatible with other land uses in the area.

Objective: Provide development patterns complementary to the adopted plans and existing development of the adjacent communities.

Implementation:

The SPA Land Use Plan supports these GDP goals and objectives by providing a range of housing and employment opportunities. The plan adheres to the GDP specific directives for Village 8 East which creates a village core (composed of MU/commercial, community purpose facility, elementary school, neighborhood park, and residential land uses) and residential neighborhoods that offer a variety of housing styles and densities.

The organization of the land uses within the SPA Plan Area meets the objectives of integration and compatibility of land uses within villages and with adjacent communities. Adjacent land uses include existing residential to the north and future university and residential to the east, and open space preserve to the south. Future land uses to the west include the Village 8 West Town Center. The land uses within Village 8 East transition from the village core mixed use and higher density residential uses near the Town Center to lower density residential uses at the village perimeters and adjacent to the open space preserve areas.

The SPA Plan supports the objective of enhancing the unique environmental and visual qualities of Otay Ranch. The village conforms to the natural topography of the site and maintains views toward open spaces and distant mountains. Single family homes adjacent to the open space preserve areas reduce the appearance of development from the OVRP.

Goal: Environmentally sensitive development should preserve and protect significant resources and large open space areas.



Objective: Provide land use arrangements which preserve significant natural resource areas, significant landforms and sensitive habitat.

Implementation:

These goals and objectives will be met through the conveyance of approximately 256.6 acres of land to the Otay Ranch Preserve in accordance with the requirements of the RMP. The SPA Plan Area is sited within land area designated for development and provides for protection of the adjacent environmentally sensitive land as described in the Preserve Edge Plan.

Goal: Reduce reliance on the automobile and promote alternative modes of transportation.

Objective: Develop villages which integrate residential and commercial uses with a mobility system that accommodates alternative modes of transportation, including pedestrian, bicycle, bus, light rail, and other modes of transportation.

Objective: Develop residential land uses which encourage the use of alternative modes of transportation through the provision of bus and light rail right-of-way, and the inclusion of a bicycle and pedestrian network.

Objective: Commercial uses should be sized to meet the needs of the immediate and adjacent villages. Village commercial land uses preempt large regional commercial opportunities within villages and relegate them to the EUC or freeway commercial areas.

Implementation:

Land uses within the SPA Plan Area, including mixed use commercial, community purpose facility, park and school uses, are designed to provide for the daily needs of residents. The provision of land uses which minimize the need for automobile travel coupled with the multi-modal transportation design of the village are two ways the Plan meets the GDP goals and objectives.

The Village 8 East core is centrally located within walking distance of most village residents. Throughout the village, a system of trails and landscaped streets link residential neighborhoods, the village core, park and school to encourage walking, rather than driving. These paths are designed with landscaped parkways between walkways and streets, landscaping, lighting and furnishings to make the pedestrian experience pleasant and promote safety. The Village Pathway provides an off-street multi-purpose pathway for pedestrian and bicycle travel. The Village Paseo provides an additional dedicated walkway between single family neighborhoods and the village core. Convenient support features, such as bus stops and bicycle racks, are provided to further promote non-automobile transportation. Bus routes can be accommodated adjacent to and through the village with strategically located stops. The village trail system also connects to the surrounding



Chula Vista Regional Trail, Chula Vista Greenbelt Trail and OVRP Trail networks.

Goal: Promote village land uses which offer a sense of place to residents and promotes social interaction.

Objective: Organize Otay Ranch into villages, each having its own identity and sense of place.

Objective: The design of the Otay Ranch should promote variety and diversity at the village scale, while providing a sense of continuity through the use of unifying design elements.

Objective: Promote a diverse range of activities and services to encourage a mixture of day/night and weekday/weekend uses.

Implementation:

Village 8 East meets these goals and objectives by providing a village core arranged along a main street. Land uses within the village core include commercial/mixed use, community purpose facility, neighborhood park, elementary school, and a variety of residential housing types. The land uses, coupled with a village design theme create the village identity and sense of place. The village incorporates Ranch-wide design elements such as signage and landscaping to connect it with the other villages of Otay Ranch.

Goal: Diversify the economic base within Otay Ranch.

Objective: Create an economic base that will ensure there is adequate public revenue to provide public services.

Objective: Create an Eastern Urban Center within the Otay Valley Parcel and encourage the development of a retail base for the planning area, but not to the detriment of existing regional and local commercial centers.

Objective: Create employment opportunities for area residents which complements, rather than substitutes for industrial development on the Otay Mesa.

Implementation:

The Village 8 East core mixed use development contributes to the economic base with neighborhood-serving businesses. Further, Village 8 East provides additional housing in proximate to the high-intensity Village 8 West Town Center, Village 9 Town Center and Eastern Urban Center to meet Chula Vista General Plan requirements related to jobs/housing balance.

Goal: Promote synergistic uses between the villages of the Otay Ranch to provide a balance of activities, services and facilities.

Objective: Develop individual villages to complement surrounding villages.



Objective: Select villages to provide activities and uses which draw from surrounding villages. Uses serving more than one village, such as a cinema complex, should be located in a village core that has convenient access to adjacent villages.

Implementation:

Village 8 East provides mixed use commercial uses that serve neighboring villages and the future University. Village 8 East residents will also be served by the adjacent Village 8 West Town Center, Village 9 Town Center and the EUC.

Goal: Organize land uses based upon a village concept to produce a cohesive, pedestrian friendly community, encourage non-vehicular trips, and foster interaction amongst residents.

Implementation:

All areas of Village 8 East are connected by an extensive trail and pathway system. These trails and pathways reinforce a pedestrian friendly concept as well as promote the use of alternative modes of transportation. By reducing the need for an automobile, residents will have opportunities to interact with their neighbors and other residents of the village as they walk or ride to their destinations.

B. II.2.8.2 MOBILITY

Goal: Provide a safe and efficient transportation system within Otay Ranch with convenient linkages to regional transportation elements abutting the Otay Ranch.

Objective: Ensure timely provision of adequate local circulation system capacity to respond to planned growth, maintaining acceptable levels of service (LOS).

Objective: Plan and implement a circulation system such that the operational goal of Level of Service “C” for circulation element arterial and major roads and intersections can be achieved and maintained. Internal village streets/roads are not expected to meet this standard.

Objective: Encourage other transportation modes through street/road design standards within the village, while accommodating the automobile. Design standards are not focused on achieving LOS standards or providing auto convenience.

Objective: Provide an efficient circulation system that minimizes impacts on residential neighborhoods and environmentally sensitive areas.

Implementation:

Streets surrounding and internal to the SPA Plan Area are designed in compliance with the goals and objectives of the GDP. Street design and phasing strives to provide efficient and appropriate level of service. This is



achieved through completion of the Chula Vista General Plan Circulation Plan by connecting Main Street from Village 8 West/La Media Road to SR-125 and the extension of Otay Valley Road from the Village 8 West Town Center through the village and connecting to Village 9. Triggers for these facilities are specified in the PFFP.

The village circulation system accommodates public transportation. A local bus stop could be accommodated in the Village 8 East village core. Pedestrian linkages to the planned BRT station in the Village 8 West Town Center are planned to further connect Village 8 East residents with transit.

Internal streets have been designed to accommodate bicycles and a series of pedestrian paths are provided throughout the village to provide alternatives to automobile travel.

Goal: Achieve a balanced transportation system which emphasizes alternatives to automobile use and is responsive to the needs of residents.

Objective: Study, identify, and designate corridors, if appropriate, for light rail and transit facilities.

Objective: Promote alternative forms of transportation, such as bicycle and car paths, riding and hiking trails, and pedestrian walkways as an integral part of the circulation system.

Implementation:

A wide variety of alternative forms of transportation, including transit routes, bicycle lanes and pedestrian routes and open space trails are provided within the SPA Plan Area. This alternative transportation network addresses the needs of residents by offering different routes within and outside of the villages, including connections to public transportation, the City of Chula Vista Bikeway network and Greenbelt and OVRP trails.

C. II.2.8.3 HOUSING

Goal: Create a balanced community exemplified by the provision of a diverse range of housing styles, tenancy types and prices.

Objective: Provide a variety of housing opportunities sufficient to meet a proportionate share of the Regional Share allocation of housing.

Objective : Each Otay Ranch Village will proportionately assist the appropriate land use jurisdiction to meet or exceed Otay Ranch's share of the five-year Regional Share allocation as provided by each jurisdiction's Housing Element.



Implementation:

The Village 8 East plan meets these goals and objectives by providing a wide variety of housing types, including affordable housing. Proposed housing includes apartments, townhouses, condominiums, attached housing (duplexes and/or triplexes), small lot single-family and average lot single family residential. The Affordable Housing Plan and the PFFP describe in detail how the housing goals are met. Based on the target residential units proposed for the development, 178 low-income and 178 moderate-income residential units will be provided.

Goal: The provision of sufficient housing opportunities for persons of all economic, ethnic, religious and age groups, as well as those with special needs such as the handicapped, elderly, single parent families and the homeless.

Objective: Ensure that the Otay Ranch provides housing opportunities sufficient to meet a proportionate share of identified special housing needs, and applies fair housing practices for all needs groups in the sale, rental, and advertising of housing units.

Implementation:

Village 8 East will contain a wide variety of housing types ranging in density from medium to mixed-use/high. The variety of housing types will accommodate families, singles and those with special housing needs, including the handicapped and the elderly. Fair housing practices will be employed in the sale, rental and advertising of all units.

D. II.2.8.4 PARKS, RECREATION, OPEN SPACE

Goal: Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural and aesthetic needs of project residents of all ages and physical abilities.

Objective: Identify park, recreational and open space opportunities, where appropriate, to serve the South County region and San Diego County as a whole.

Objective: Maximize conservation, joint uses and access and consider safety in the design of recreational facilities.

Objective: Provide neighborhood and community parks and recreational facilities to serve the recreational needs of local residents.

Implementation:

Chapter V, Parks, Recreation, Open Space and Trails Plan describes in detail the location funding and maintenance of required facilities.



E. II.2.8.5 CAPITAL FACILITIES

Goal: Assure the efficient and timely provision of public services and facilities of developable areas of Otay Ranch concurrent with need.

Objective: Ensure that the pace and pattern of residential, commercial and other non-residential development is coordinated with the provision of adequate public facilities and services.

Objective: Permit development only through a process that phases construction with the provision of necessary infrastructure prior to or concurrent with need.

Objective: Development projects shall be required to provide or fund their fair share of all public facilities needed by the development.

Objective : “Enhanced Services” may be provided to specified geographic areas of the Otay Ranch. These are services that exceed the normal or standard level of services provided to the jurisdiction as a whole.

Objective: The City of Chula Vista and the county of San Diego shall enter into a Master Property Tax Agreement covering all annexations within an agreed-upon geographic area in Otay Ranch. That Agreement shall consider the distribution of property tax revenues, as well as the allocation of total project revenues between the City and the County in accordance with the following policies.

Objective: As a general guideline, efforts should be made to keep the effective tax rate (ETR), including all property taxes and special assessments, not to exceed 2.00 percent of the assessed value of the property.

Objective: Monitor the impacts of growth and development on critical facilities and services to ensure that necessary infrastructure is provided prior to or concurrent with need.

Implementation:

The PFFP provides an analysis and detailed description of how these goals and objectives will be met. The SPA Plan will phase development with infrastructure improvements and the developer will participate in fair-share funding of facilities as described in the PFFP.

Drainage Facilities

Goal: Provide protection to the Otay Ranch project area and surrounding communities from fire, flooding and geologic hazards.

Objective: Individual projects will provide necessary improvements consistent with the National Flood Insurance Program, Drainage Master Plan(s) and Engineering Standards.



Objective: Development within floodplains will be restricted to decrease the potential for property damage and loss of life from flooding and to avoid the need for channels and other flood control facilities.

Objective: Preservation of the floodplain environment from adverse impacts due to development.

Objective: Require onsite detention of storm water flows such that existing downstream structures will not be overloaded.

Implementation:

The project will meet the goals and objectives for drainage facilities through planning, permitting and implementation of facilities as required by the City and regulatory agencies. The *Master Drainage Study*, prepared by Hunsaker & Associates, and tentative map address these goals. Subsequent grading and drainage plans will provide additional, site-specific measures.

Sewerage Facilities

Goal: Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch and the region, including a system designed and constructed to accommodate the use of reclaimed water.

Objective: The ongoing planning, management and development of sewerage conveyance, treatment and disposal facilities to adequately meet future demands.

Objective: Assure that wastewater treatment plants are consistent with sewerage master plans.

Objective: Sewage disposal systems should maximize the provision and utilization of reclaimed water.

Implementation:

The *Overview for Sewer Service for Otay Ranch Villages 3 and Portion of Village 4, 8 East and 10*, prepared by Wilson Engineering describes the planning, management and sewer facilities necessary to serve the development. The tentative map and subsequent improvement plans provide additional site-specific design for implementation of the project sewer system.

Integrated Solid Waste Management Facilities

Goal: Provide solid waste facilities and services which emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to public health are minimized.

Objective: Reduce the volume of waste to be land-filled by 30% by 1995 and by 50% by 2000.

Implementation:



During construction, solid waste disposal and recycling of materials will adhere to best management practices and City standards outlined in Chula Vista Municipal Code Section 8.25.095- Construction and demolition debris recycling. Planning for occupancy will include considerations as listed in the City's "Recycling and Solid Waste Planning Guide. A recycling/drop-off center may be located within the mixed-use area of the village core. This central location will provide an alternative method for residents and businesses in the village to participate in recycling California Redemption Value bottles and cans..

Urban Runoff Facilities

Goal: Ensure that water quality within the Otay Ranch project area is not compromised.

Goal: Ensure that the City of San Diego's water rights within the Otay River watershed shall not diminish.

Implementation:

The *Master Drainage Study for Otay Ranch Village 8 East* and the *Water Quality Technical Report for Otay Ranch Village 8 East*, prepared by Hunsaker & Associates describe how these goals will be met through management and containment in conformance with City and regional environmental protection standards.

Water Facilities

Goal: Ensure an adequate supply of water for build-out of the entire Otay Ranch project area; design the Otay Ranch project area to maximize water conservation.

Objective: Ensure an adequate supply of water on a long-term basis prior to the development of each phase of the Otay Ranch Project Area.

Objective: Ensure infrastructure is constructed concurrently with planned growth, including adequate storage, treatment, and transmission facilities, which are consistent with development phasing goals, objectives and policies, and the Service/Revenue Plan.

Objective: Ensure that water quality within the Otay Ranch Project Area is not compromised, consistent with NPDES Best Management Practices, and the RWQCB Basin Plans.

Objective: Promote water conservation through increased efficiency in essential uses and use of low water demand landscaping.

Objective: Encourage suppliers to adopt a graduated rate structure designed to encourage water conservation.

Implementation:

The *Overview of Water Service for Otay Ranch Villages 3 and Portion of Village 4, 8 East and 10*, prepared by Wilson Engineering describes how



these goals and objectives will be met. A Water Supply Assessment and Verification Report for the Project which ensures sufficient water supplies are available in normal, dry year and multiple dry years was approved by the OWD Board of Directors on November 6, 2013.

Water Reclamation Facilities

Goal: Design a sewerage system which will produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a “dual system” of water supply will be required for all development where reclaimed water is used.

Objective: Encourage development of public and private open space and recreational uses that could utilize reclaimed water.

Implementation:

The *Overview of Water Service for Otay Ranch Villages 3 and Portion of Village 4, 8 East and 10*, prepared by Wilson Engineering describes the implementation of reclaimed water systems in the development. A SAMP for the project will include recycled water facilities.

Arts and Cultural Facilities

Goal: Plan sites for facilities dedicated to the enhancement of the arts at the community level that can contain indoor and outdoor facilities capable of supporting community theater, training and exhibition of art and sculpture, musical training and concerts, film and cultural festivals, public meetings, and other community events.

Implementation:

The SPA Plan provides indoor and outdoor facilities including a neighborhood park, private facilities, elementary school, community purpose facility, and mixed use commercial center which could accommodate arts and cultural facilities.

Cemetery Facilities

Objective: Identify and preserve adequate cemetery sites to serve the Otay Ranch Project Area.

Implementation:

A cemetery site is not proposed in the SPA Plan Area.



Child Care Facilities

Goal: Provide adequate child care facilities and services to serve the Otay Ranch project area.

Objective: Identify sites for child care and pre-school facilities adjacent to or part of public and private schools, religious assembly uses, employment areas, and other locations deemed appropriate.

Implementation:

Child care facilities can be accommodated in the mixed use commercial, community purpose facility, elementary school, and neighborhood park land use areas. Small family day care is also an allowable use within residential areas, provided adequate outdoor play area and other design guideline and development regulations criteria can be met. Large family day care is allowable subject to a conditional use permit.

Health and Medical Facilities

Goal: Ensure provision of and access to facilities which meet the health care needs of Otay Ranch residents.

Objective: Identify a general location within Otay Ranch for public and private health service organizations, charities, and private adult care and mental care facilities.

Implementation:

Senior congregate care and health care offices and clinics are allowable uses within the mixed use commercial area of Village 8 East. The community purpose facility land use also allows health care uses.

Community and Regional Purpose Facilities

Goal: Designate areas within the Otay Ranch project area for religious, ancillary private educational, day care, benevolent, fraternal, health, social and senior services, charitable, youth recreation facilities, and other County regional services.

Implementation:

A Community Purpose Facility Master Plan, included in Chapter VI of this SPA Plan, describes the facilities provided by the development that will meet this goal and the specific requirements of the City of Chula Vista Municipal Code and the Land Offer Agreement.

Social and Senior Services Facilities

Goal: Ensure that Otay Ranch project area residents have adequate access to sources of governmental and private social and senior service programs.

Objective: Social and senior service facilities should be sited within Otay Ranch to either provide direct service access or to



provide community service information to each village to educate the public regarding available services.

Objective: Siting of new facilities and expansion of existing social or senior services facilities will be planned to most effectively serve the clients of each social and senior service activity as part of a comprehensive social and senior service delivery system.

Implementation:

Social and senior service needs can be met within allowable use areas including the commercial, private recreation facility, community purpose facility and park land uses, including the Community Park. Shared use may be available with the schools.

Animal Control Facilities

Goal: Ensure that the community of Otay Ranch is served by an effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals, and the education of the public regarding responsible animal ownership.

Objective: Participate in programs to provide animal control facilities sufficient to provide adequate shelter space per Otay Ranch dwelling unit.

Implementation:

The SPA Plan Area will participate in City programs for provision of animal control.

Civic Facilities

Goal: Assure the efficient and timely provision of public services and facilities to developable areas of the Otay Ranch project area concurrent with need, while preserving environmental resources of the site and ensuring compatibility with the existing character of surrounding communities. Integrate different types of public facilities where such facilities are compatible and complementary.

Implementation:

This goal will be met through implementation of requirements identified by the PFFP.

Correctional Facilities

Goal: Prevent injury, loss of life and damage to property resulting from crime occurrence through the provision of justice facilities.



Objective: Make provisions for justice facilities, including jails, courts, and police facilities adequate to serve the Otay Ranch Project Area.

Implementation:

The SPA Plan Area does not contain correctional facilities.

Fire Protection and Emergency Services Facilities

Goals: Provide protection to the Otay Ranch project area and surrounding communities from the loss of life and property due to fires and medical emergencies.

Objective: Provide sufficient fire and emergency service facilities to respond to calls within the Otay Ranch urban communities within a 7-minute response time in 85% of the cases.

Implementation:

This goal will be met through implementation of the requirements identified by the PFFP. Chula Vista Fire Station #7 is located adjacent to the Village 2. Additional fire stations are planned within the Village 8 West Town Center and the EUC. Additionally, the circulation design of the SPA Plan Area facilitates emergency vehicle access to all areas of the villages and the Preserve Edge Plan includes fuel management requirements. The Village 8 East Fire Protection Plan includes an analysis which demonstrates the SPA Plan Area can be served within the appropriate response time requirements. The project must also comply with the Chula Vista Fire Master Plan (1/28/14).

Justice Facilities

Goal: Prevent injury, loss of life and damage to property by having adequate criminal justice facilities to serve Otay Ranch residents.

Objective: Cooperate with the County to identify an equitable funding method for the development of justice facilities based on the needs of Otay Ranch and their benefit to Otay Ranch residents.

Objective: Justice facilities serving Otay Ranch residents will be sited in appropriate locations and in a timely manner, irrespective of jurisdictional boundaries.

Objective: Enhance public safety by utilizing land use and site design techniques to deter criminal activity.



Implementation:

The SPA Plan Area does not contain justice facilities. The design of Village 8 East fosters community interaction and awareness that deters criminal activity. Design techniques include “eyes on the street” orientation of commercial and residential uses toward the street and placement of parks and paths as focal points in the community. These techniques minimize hidden locations where criminal activity might occur.

Law Enforcement Facilities

Goal: Protection of life and property and prevention of crime occurrence.

Objective: Make provisions for criminal justice facilities, including jails, courts, and police facilities adequate to serve the Otay Ranch Project Area.

Objective: Enhance conditions for public safety by utilizing land use and site design techniques to deter criminal activity and promote law enforcement.

Objective: Site law enforcement facilities to appropriate locations in order to serve the population.

Implementation:

The SPA Plan Area will not contain law enforcement facilities. The project utilizes design techniques to deter criminal activity and promote law enforcement. The goal can be met through implementation measures identified in the PFFP.

Library Facilities

Goal: Sufficient libraries to meet the information and education needs of Otay Ranch residents.

Objective: Provide high quality and contemporary library facilities and services which meet the needs of the entire Otay Ranch Project Area.

Objective: Five hundred square feet (gross) of adequately equipped and staffed library facilities per 1,000 population.

Objective: Otay Ranch libraries will be equitably financed by all new development that will benefit from the facilities.

Implementation:

The SPA Plan Area will contribute its fair share to City of Chula Vista library facilities through payment of the PF DIF as identified in the PFFP.

School Facilities

Goal: Provide high quality, K-12 educational facilities for Otay Ranch residents by coordinated planning of school facilities with the appropriate school district.



Goal: Coordinate the planning of adult educational facilities with appropriate district.

Objective: School facilities shall be provided concurrently with need and integrated with related facility needs, such as child care, health care, parks, and libraries, where practical.

Objective: Provide school district with 12 to 18 month development plan and 3 to 5 year development forecasts so that they may plan and implement school building and/or allocation programs in a timely manner.

Implementation:

An elementary school is provided within Village 8 East. SUHSD has planned for future growth in Otay Ranch and the existing and planned middle school and high school facilities are sufficient to accommodate the needs of future residents.

F. II.2.8.6 AIR QUALITY

Goal: Minimize the adverse impacts of development on air quality.

Implementation:

The Air Quality Improvement Plan provides measures to meet this goal. The Plan addresses improvement measures including job/housing balance, transit access, alternative travel modes, building construction methods and educational programs. The SPA Plan Area has been designed to offer numerous alternative methods of transportation, including public transit, bicycle lanes/routes and pedestrian trails.

Commuter Trip Management

Goal: Create a safe and efficient multi-modal transportation network which minimizes the number and length of single passenger vehicle trips.

Objective: Minimize the number and length of single passenger vehicle trips to and from employment and commercial centers to achieve an average of 1.5 persons per passenger vehicle during weekday commute hours.

Implementation:

Village 8 East is located in proximity to planned regional Rapid Bus route, accommodates a local bus route and stops, provides an extensive pedestrian path system and has been designed to accommodate bicycles. Employment and commercial centers are located within and adjacent to the SPA Plan Area including the Village 8 West and Village 9 Town Centers and the Eastern Urban Center.

Capacity Improvements

Objective: Expand the capacity of both the highway and transit components of the regional transportation system to



minimize congestion and facilitate the movement of people and goods.

Implementation:

The SPA Plan Area will contribute to highway and transit improvements as identified in the Public Facilities Finance Plan, including payment of the TDIF to support build-out of the General Plan Circulation System.

Bicycle System Design

Objective: Provide a safe, thorough and comprehensive bicycle network which includes bicycle paths between major destinations within, and adjacent to, Otay Ranch.

Implementation:

The SPA Plan circulation design provides for bicycle access. The Plan includes bike lanes along major perimeter roads and internal bike routes that offer routes to destinations outside of the villages, as well as connections to multi-use trails within the Greenbelt Master Plan and OVRP trail networks as well as the planned Multi-Purpose (pedestrian and bicycle) bridge across SR-125.

Road Design

Objective: Design arterial and major roads and their traffic signals to minimize travel time, stops and delays.

Implementation:

The major roads surrounding the SPA Plan Area have been designed in accordance with City standards. Traffic signals have been located to facilitate traffic flow and to provide access to neighboring land uses. Intersections have been analyzed and designed to provide appropriate “Level of Service” minimizing stops and delays

Planning and Land Development

Goal: Land development patterns which minimize the adverse impacts of development on air quality.

Objective: Encourage mixed use development to promote linking of trips, reduce trip length and encourage alternative mode usage.

Implementation:

Village 8 East has been designed with mixed-use development and in accordance with village concepts that promote alternatives to automobile use. The convenient village pedestrian path system and internal streets are designed to accommodate pedestrians and bicycles and will encourage alternate modes of travel.



Transit Route and Facility Design

Objective: Facilitate access to public transit.

Implementation:

Pedestrian and bicycle paths provide links to public transit lines. A Bus Rapid Transit station is planned within the University Planning Area east of Village 8 East. Rapid Bus service is planned along Main Street and Local Bus service can be accommodated within Village 8 East. Additional bus stops will be provided around and/or within the surrounding villages to offer residents access to an alternative mode of transportation.

Pedestrian Design

Objective: Encourage pedestrian traffic as an alternative to single vehicle passenger travel.

Implementation:

The extensive system of trails and pathways throughout the SPA Plan Area to destinations such as the village core, schools and parks, the neighboring land uses, will encourage residents to walk rather than drive.

Building Design

Objective: Locate and design buildings within village cores to facilitate transit and pedestrian access.

Implementation:

Buildings within the Village 8 East village core are clustered to minimize walking distances and oriented to the street to encourage pedestrian access. Paths within the core link to public transit stations.

Parking Management

Objective: Manage parking facilities to facilitate transit, ridesharing and pedestrian access.

Objective: Manage parking facilities to encourage a reduction in the number of single vehicle trips.

Implementation:

The PC District Regulations establish parking requirements for each land use district/zone. Parking areas are located at the rear and sides of buildings to maintain a pedestrian-oriented village streetscape. Joint parking use is encouraged within the village core.

Street Configuration

Objective: Configure internal village streets to give pedestrian traffic a priority.

Implementation:



Village streets are designed for pedestrian comfort with sidewalks, landscaping and furnishings. Streets are narrow to slow traffic and parking is subordinated.

Particulate Emissions

Objective: Minimize particulate emissions, which are the result of the construction process.

Implementation:

This objective will be met through construction practices that control fugitive dust, minimize simultaneous operation of construction vehicles and equipment, and use low-polluting equipment.

Energy Conservation

Objective: Minimize fossil fuel emission by conserving energy.

Implementation:

The Energy Conservation Plan fulfills the GDP requirement to prepare a Non-renewable Energy Conservation Plan and promotes energy efficiency and use of solar power by requiring pre-plumbing for future solar installation. The SPA Plan circulation plan is designed to provide alternate modes of travel and reduce vehicle trips to reduce fossil fuel emissions.

G. II.2.8.7 NOISE

Goal: Promote a quiet community where residents live without noise which is detrimental to health and enjoyment of property.

Goal: Ensure residents are not adversely affected by noise.

Objective: Otay Ranch shall have a noise abatement program to enforce regulations to control noise.

Implementation:

The SPA Land Use Plan separates higher noise generating land uses from more sensitive residential land uses. Sound abating features, such as masonry walls and dual-glazed windows, will be provided as needed. City standards for noise regulation and abatement shall be enforced. The *University Villages Noise Impact Report*, prepared by Dudek and Associates, identifies potential noise impacts and provides mitigation measures to reduce or eliminate potential conflicts.

H. II.2.8.8 SAFETY

Goal: Promote public safety and provide public protection from fire, flooding, seismic disturbances, geologic phenomena and manmade hazards in order to:

- Preserve Life, Health and Property;
- Continue Government Functions and Public Order;



- Maintain Municipal Services; and
- Rapidly Resolve Emergencies and Return the Community Normalcy and Public Tranquility.

General Public Safety

Objective: Provide for the continuity of government and public order.

Objective : Maintain public services and ensure the rapid resolution of emergencies.

Objective: Minimize social and economic dislocations resulting from injuries, loss of life and property damage.

Implementation:

The SPA Land Use Plan has utilized the recommendations of technical studies, City codes and ordinances, and other policies and regulations to plan for development that will promote the protection of life and property. Crime Prevention Through Environmental Design (CPTED) Principles have been incorporated into the Village 8 East Design Plan

Seismic Disturbances

Objective: Provide public protection from earthquakes, rockslides, and liquefaction in order to minimize loss of life, injury, property damage and disruption of community social and economic activity.

Implementation:

Site grading and construction shall be in accordance with the Uniform Building Code and the Association of Structural Engineers of California to reduce the effects of seismic shaking to the extent possible.

Floods

Objective: Prevent property damage and loss of life due to seiches, dam failure and heavy rains.

Objective: Preservation of the floodplain environment from adverse impacts due to development.

Implementation:

The SPA Plan Area is not located within a floodplain. Storm water flows shall be controlled and conveyed in accordance with the Master Drainage Plan for the village.

Geologic Phenomena

Objective: Prevent property damage and loss of life due to landslides, rock falls, and erosion.



Implementation:

The SPA Plan Area development shall utilize grading practices that are consistent with this objective.

Fire, Crime, Health Emergency, and Hazardous Substances

Objective: Prevent property damage and loss of life due to fire, crime or hazardous substances.

Implementation:

The SPA Plan Area is planned to reduce potential effects of fire through adequate water supply, street design that facilitates emergency vehicle access, and fuel-modification landscape techniques as outlined in the FPP. Crime prevention is addressed through optimization of community interaction and street activity and a minimization of secluded areas that could foster crime. City codes and policies will be implemented and enforced to minimize potential effects of hazardous substances.

I. II.2.8.9 GROWTH MANAGEMENT

Goal: Develop Otay Ranch villages to balance regional and local public needs, respond to market forces, and assure the efficient and timely provision of public services and facilities concurrent with need.

Objective: Coordinate the timing of the development of Otay Ranch villages to provide for the timely provision of public facilities, assure the efficient use of public fiscal resources and promote the viability of the existing and planned villages.

Implementation:

The SPA Plan will be developed in phases that balance market forces with the provision of the facilities, as identified by the Public Facilities Finance Plan.

J. II.2.8.10 RESOURCE PROTECTION, CONSERVATION & MANAGEMENT

Goal: Establishment of an open space system that will become a permanent preserve dedicated to the protection and enhancement of the biological, paleontological, cultural resources (archaeological and historical resources), flood plain, and scenic resources of Otay Ranch, the maintenance of long-term biological diversity, and the assurance of the survival and recovery of native species and habitats within the preserve, and to serve as the functional equivalent of the County of San Diego Resource Protection Ordinance (RPO).

Objective: Identify sensitive and significant biological, cultural, paleontological, agricultural, and scenic resources within Otay Ranch that require protection and/or management.



Objective: Preserve sensitive and significant biological, cultural, paleontological, flood plain, visual, and agricultural resources.

Implementation:

These goals and objectives will be met through compliance with the Otay Ranch RMP and Phase 2 RMP, by conveyance of property within the preserve to the Preserve Owner Manager at a ratio of 1.188 acres of preserve land for every acre of non-common development land and participation in the established CFD 97-2 to fund perpetual maintenance, management and monitoring of Preserve areas.

Enhance and Restore Sensitive Resources

Objective: Enhance, restore, and re-establish sensitive biological resources (species and habitats) in disturbed areas where the resources either formerly occurred or have a high potential for establishment.

Implementation:

Disturbed areas within the Otay Ranch Preserve may be enhanced and restored as determined by the Otay Ranch Preserve Owner/Manager (POM).

Wildlife Corridors

Objective: Establish functional connections for onsite resources and integrate the Preserve into a larger regional system.

Implementation:

The SPA Plan maintains functional connections for onsite resources within the Otay River Valley and integrates the Preserve into the larger regional system through the conveyance of approximately 256.6 acres of land into the Preserve.

Preserve Management and Maintenance

Objective: Effectively manage the Preserve to protect, maintain, and enhance resources in perpetuity.

Implementation:

The SPA Plan will participate in CFD 97-2 to fund the perpetual maintenance, management and monitoring of Preserve areas.

Resource Preserve Land Uses

Objective: Identify permitted land uses within the Preserve.

Implementation:

The Otay Ranch RMP, as incorporated into the City of Chula Vista MSCP Subarea Plan, identifies permitted land uses within the preserve. The MSCP includes a list of Planned Facilities authorized for Take pursuant to the Subarea Plan. In the SPA Plan Area, Planned Facilities include sewer facilities ancillary to the Salt Creek Interceptor, including connections and



maintenance access roads and trails designated in the OVRP Concept Plan. In addition, the MSCP includes a list of Future Facilities subject to MSCP Facilities Siting Criteria (Section 6.3.3.4). Future Facilities within the SPA Plan Area include a fire access road, storm drain facilities and trail/access leading to the Community Park.

Resource Preserve - Adjacent Land Uses

Objective: Identify allowable uses within appropriate land use designations for areas adjacent to the Preserve.

Implementation:

Residential uses will be separated from the Preserve by a 100-foot wide preserve edge. As required by the Resource Management Plan, a Village 8 East Preserve Edge Plan has been prepared. The Edge Plan provides compliance measures related to drainage, storm drain, toxic substances, lighting, noise and invasive plant materials.

Regulatory Framework for Future Uses

Objective: Provide a regulatory framework for future permitting by resource agencies and amendments to the RMP.

Implementation:

The SPA Plan will adhere to the regulatory framework established in the RMP and MSCP Subarea Plan.

Mineral Resources

Goal: Encourage the completion of the extraction of mineral resources before conflicts with planned development could occur.

Objective: Extract mineral resources so as not to impair other conservation efforts.

Implementation:

Mineral extraction does not occur in the SPA Plan Area.

Soils

Goal: Minimize soil loss due to development.

Objective: Identify development activities which present a large potential to create excessive runoff or erosion.

Implementation:

Landform grading, slope stabilization, vegetation protection, revegetation and other techniques will be employed to meet these goals and objectives.

Steep Slopes

Goal: Reduce impacts to environmentally sensitive and potential geologically hazardous areas associated with steep slopes.



Objective: Research existing slope conditions prior to land development activities.

Implementation:

The SPA grading plan is based on a geotechnical study. The site grading creates terraces for development that follow the natural grade elevation change. Manufactured slope heights and forms are in conformance with City ordinances and policies.

Floodways

Goal: Preserve floodways and undisturbed flood plain fringe areas.

Objective: Restore and enhance highly disturbed floodways and flood plains to regain former wildlife habitats and retain/restore the ability to pass 100-year flood flows.

Objective: Preserve floodways and undisturbed flood plain fringe areas in their natural state where downstream development will not be adversely affected.

Implementation:

The Otay River floodplain and floodways will be preserved and enhanced if needed.

Visual Resources

Goal: Prevent degradation of the visual resources.

Objective: Blend development harmoniously with significant natural features of the land.

Implementation:

The manufactured slopes will be contoured and vegetated to minimize visual impacts. The landscape plan for the SPA Plan Area provides a transition between the natural landscape and the development area.

Energy Conservation

Goal: Establish Otay Ranch as a “showcase” for the efficient utilization of energy resources and the use of renewable energy resources.

Objective: Reduce the use of non-renewable energy resources within Otay Ranch below per capita non-renewable energy consumption in San Diego County.



Implementation:

The design of the SPA Plan Area encourages walking, bicycling, and public transit use to lower energy consumption. Air Quality and Water Conservation Plans for the SPA Plan Area contribute to efficient use of resources.

Land Use

Objective: Provide land use patterns and project features which result in the conservation of non-renewable energy resources.

Implementation:

The land use pattern and relationship to surrounding land uses promotes walking and cycling as alternatives to more energy consumptive automobile use. The Water Conservation Plan and landscape design promote efficient water use.

Water Conservation

Goal: Conserve water during and after construction of Otay Ranch.

Objective: Reduce CWA water use within Otay Ranch to a level that is 75% of County-wide, 1989 per capita levels.

Objective: Create a comprehensive framework for the design implementation and maintenance of water conserving measures, both indoor and outdoor.

Objective: Develop an extensive water restoration and recycling system throughout the developed areas of Otay Ranch.

Objective: Investigate traditional and non-traditional uses for reclaimed water and identify potential restraints for reclaimed water use.

Objective: Comply with the water conservation standards and policies of all applicable jurisdictions.

Implementation:

The project will adhere to the provisions of the Water Conservation Plan prepared for the project.

Astronomical Dark Skies

Goal: Preserve dark-night skies to allow for continued astronomical research and exploration to be carried out at the County's two observatories, Palomar Mountain and Mount Laguna.

Objective: Provide lighting in heavily urbanized areas of the Otay Valley Parcel which ensures a high degree of public safety.

Objective: Provide lighting in less urbanized areas, which helps to preserve county-wide dark-night skies, and is consistent with more rural lighting standards prevalent in non-urbanized areas of San Diego County.



Implementation:

Lighting within the SPA Plan Area will adhere to City and County ordinances and standards.

Agriculture

Goal: Recognize the presence of important agricultural soils both in areas subject to development and within the preserve.

Objective: Encourage effective utilization of agricultural soils located within the Preserve.

Implementation:

Agricultural practices have ceased in the SPA Plan Area. Erosion control measures will be implemented to prevent soil erosion.

Village Design Plan

Village 8 East



ADOPTED DECEMBER 2, 2014
Resolution 2014-235

December 2, 2014

Village Design Plan

Village 8 East

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I. Introduction



- A. Design Plan Document
- B. Design Review Process



I. Introduction

A. Design Plan Document

1. Village Design Plan

The Otay Ranch General Development Plan (GDP) requires that a Village Design Plan be prepared for each village at the Sectional Planning Area (SPA) level of planning. The Village Design Plan guides planning and development by defining intended character and design elements of the village. It provides guidance for developers and designers in creating the village and it will be used by the City of Chula Vista to evaluate the village design.

The Village 8 East Design Plan guides the design of sites, buildings and landscapes within the village to ensure that the quality of the adopted urban design and architectural concepts established for the overall Otay Ranch community are maintained. The design plan identifies a theme for Village 8 East and delineates that identity through streetscape and landscape design, signage programs, and architectural and lighting guidelines. The design plan also identifies the village core design concepts that will implement Otay Ranch's planned pedestrian orientation.

This introductory section of the Village Design Plan provides a description of the design review process for development within Village 8 East. Section II describes the Village 8 East setting, land use plan, and the design theme of the village. The following sections describe the overall village design features and provide guidelines for the Village Core, and multi-family and single family residential developments.

2. Companion Documents

Otay Ranch GDP Overall Design Plan

The guiding framework plan is the Otay Ranch GDP Overall Design Plan. The Overall Design Plan provides general design guidelines appropriate to the pedestrian and transit-oriented village concepts envisioned for the community.

Village 8 East Planned Community (PC) District Regulations

The PC District Regulations establish land use development standards and appropriate regulations (zoning) for all construction within the Village 8 East project area. All proposed developments must adhere to the land uses, setbacks, building heights and similar regulatory criteria specified in the PC District Regulations.



I. Introduction

Village 8 East Core Master Precise Plan(s)

Village Core Master Precise Plan(s) will be prepared to provide additional design direction within the Village Core areas. A Master Precise Plan must be approved and adopted prior to the issuance of building permits for the first multi-family or mixed use development within the village core.

Separate Site Plans for the Mixed Use area will establish a more detailed framework for implementation of the Village Core, taking into consideration the Village Core Concept Plan, yet allowing flexibility for subsequent Individual Site Plan preparation should additional detail be necessary. Site Plans shall include the following:

- ❖ Building Design/Siting – Locations of proposed structures.
- ❖ Pedestrian/Vehicle/Transit Access – Identification of pedestrian, bike and vehicle access and circulation.
- ❖ Urban Character/Architecture – Identification of architectural style and key urban elements, including the transit station design.
- ❖ Lighting/Signing/Street Furnishings – Specifications for lighting fixtures, signage and street furnishings.

B. Design Review Process

1. Process

Formal design review processes have been established in the Village 8 East P.C. District Regulations to ensure all development within Otay Ranch is consistent with City of Chula Vista policies and development standards, Otay Ranch GDP Overall Design Plan, Village 8 East Design Plan and P.C. District Regulations. The process requires preparation of site, landscape and architectural plans that will be reviewed and approved by the Master Developer, City of Chula Vista Director of Development Services and/or City of Chula Vista Planning Commission, depending on the type of proposed project. The various review processes are described greater detail in Chapter X, Implementation & Administration, of the Village 8 East P.C. District Regulations.

2. Master Developer Review

The Village 8 East infrastructure and building lots will be developed by the Master Developer. Most of the elements described in Section II of this document, including landform grading, village entries and streets will be implemented by the Master Developer. The development of commercial and community-serving uses, multifamily and single family residential



I. Introduction

neighborhoods will be by Merchant Builders and/or builder(s) affiliated with the Master Developer. A design review process has been created to facilitate development by Merchant Builders within the unique village planning concepts of the Otay Ranch planned community.

The design review process includes two integrated procedures: preliminary design review by the Master Developer and review and approval by the City of Chula Vista. The process requires the Merchant Builder to formulate the design for their parcel and review it with the Master Developer prior to formal application and review by the City. The review requirements of the Master Developer are intended to ensure that the builder's intended product and designs meet the standards and criteria for the entire planned community. The Merchant Builder's design submittal package to the Master Developer would typically consist of preliminary site, landscape and architectural plans. Following review of the Merchant Builder's schematic design, a continuing exchange of information will be expected as the design is finalized and the City's review process begins. Final, approved plans shall be provided to the Master Developer.

3. City of Chula Vista Minor Design Review

The Development Services Director is authorized to approve applications as provided in Section 19.14.030 of the Chula Vista Municipal Code and described in greater detail in the Village 8 East P.C. District Regulations, Chapter X. The Minor Design Review process shall be used for all single-family detached units on lots of/or exceeding an average size of 2,700 square feet, including all proposals in the SF-4 zone designation and lots served by alleys in the RM-1 Zone which have tentative subdivision map approval. All proposals shall be consistent with the Village 8 East Planned Community District Regulations and Design Plan.

4. City of Chula Vista Major Design Review

All proposals for single-family detached units on lots less than an average size of 2,700 square feet (except detached alley homes), all attached products within the RM-1 and RM-2 zone designations, and all proposals for non-residential land uses except (except public parks and private recreation areas), are subject to the Major Design Review process as described in CVMC Sections 19.14.581 (through 19.14.600). The Planning Commission shall review plans as required by the Village 8 East P.C. District Regulations, Chapter X, Implementation & Administration. Findings shall be based on the City's Design Manuals and this Village 8 East Design Plan. All Public Parks shall be approved by the Parks and Recreation Commission.

5. Appeals

An appeal to the City Council on a decision of the Planning Commission may be filed as provided for in CVMC Section 19.14.583.

II. Village Structure



- A. Village Identity
- B. Village Perimeters
- C. Entryways/Identity Concept
- D. Streetscape Design Concept
- E. Non-Vehicular Circulation
- F. Village Park Concepts
- G. Wall & Fence Concepts
- H. Lighting Concepts



II. Village Structure

A. Village Identity

1. Village Setting and Design Influences

Village 8 East is located on a mesa north of the Otay River Valley within the Otay Valley Parcel of Otay Ranch. The site slopes from north to south and provides view opportunities across the Otay River Valley to the south and mountains to the east.



Otay Ranch Village 7 is located to the north, the future Village 8 West Area is located to the west, SR-125 forms the eastern boundary and the Otay River Valley and future community park are to the south. Village 8 East provides the synergy and population base to support the community-serving Village 8 West Town Center. A Rapid Bus Route is planned along Main Street and a transit stop/station is proposed in the Village 8 West Town Center just west of Village 8 East. The village core is located in the northern portion of Village 8 East, placing neighborhood serving mixed use commercial, a public neighborhood park and an elementary school

site within walking distance of a majority of village residents. A large community park is planned south of Village 8 East, within the Otay Valley Regional Park. Pedestrian linkages are planned between the southern residential neighborhoods and the community park.





II. Village Structure

2. Pedestrian/Multi-Modal Orientation

The Otay Ranch pedestrian and multi-modal oriented design concepts have been implemented in the village design. Village 8 East has village-serving land uses located within a grid street pattern as a basis for the pedestrian-oriented village design. The grid street pattern provides a variety of circulation routes through the village. The circulation system includes sidewalks separated from the roadway by parkways, tree-lined walkways, pedestrian-scaled lighting and other amenities. The pedestrian circulation system incorporates promenade trails, a Village Pathway through the village core and connections to the City's regional trail system. A pedestrian bridge over SR-125 will provide off-street pedestrian and bicycle connections to neighboring Village 9 and eastward to the University Planning Area. The circulation system may include local bus service extending through the village with strategically located stops. In addition, a community serving Rapid Bus route is proposed along Main Street, with a transit stop proposed in the Village 8 West Town Center.



Bicycle circulation is also planned within Village 8 East. Class 2 Bike Lanes are planned along Main Street and Otay Valley Road and within Village 8 East. Bicyclists have the option of utilizing the off-street Village Pathway or on-street Class 2 Bike Lanes which provide connections through the village core and to the pedestrian bridge linking Village 8 East to Village 9. Sharrows will be utilized on the Modified Residential Promenade Street south of Otay Valley Road connecting residential neighborhoods to the Bike Lanes and Routes provided.



II. Village Structure

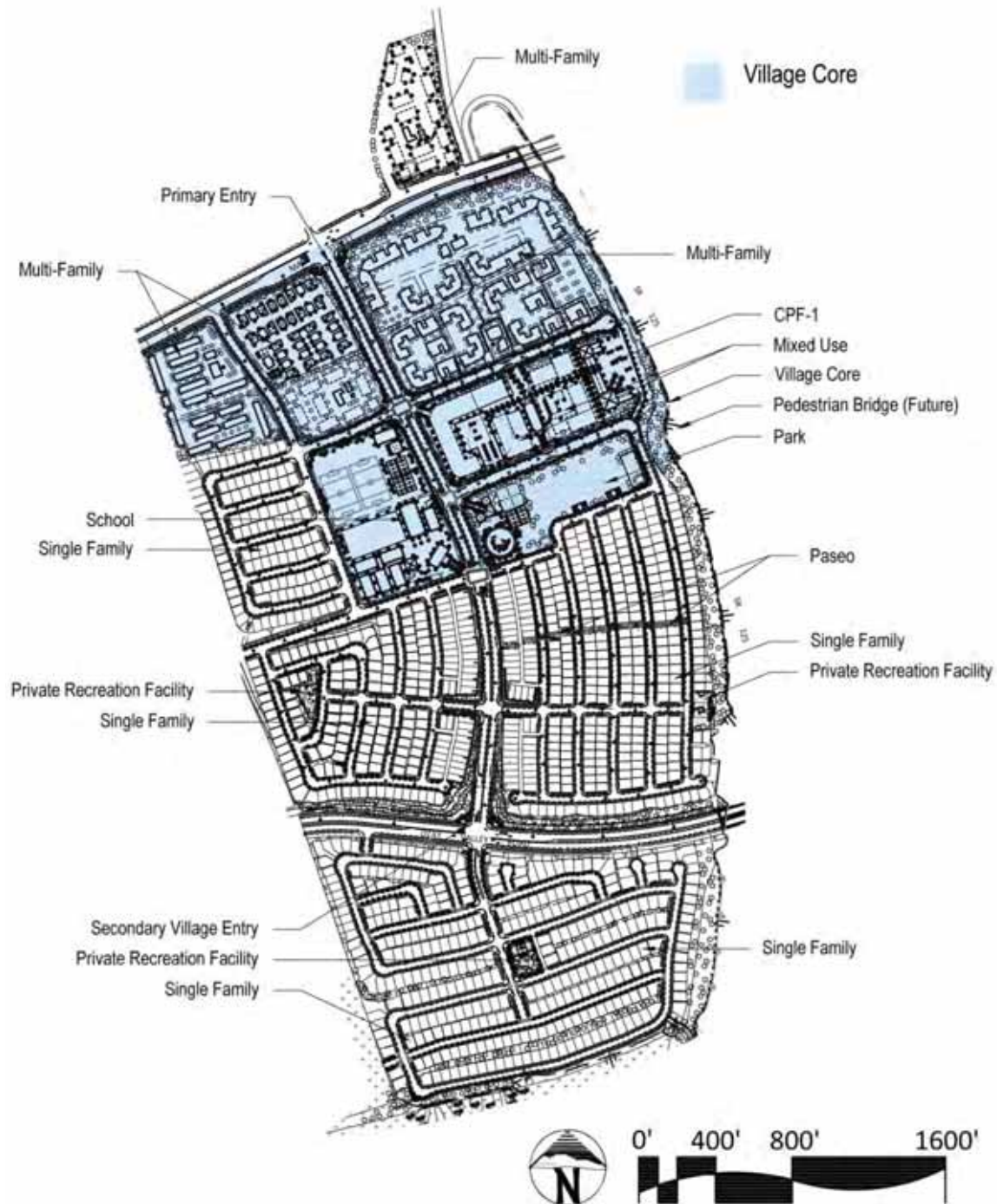


Exhibit 1
Village 8 East Illustrative Plan



II. Village Structure

3. Urban Theme and Character

European architectural styles provide the inspiration for the Village 8 East Design Plan. European architecture is represented in Mediterranean, Monterey, Spanish and California Craftsman styles.



The defining design features of European architecture are particularly applicable to the pedestrian-oriented design of the Village 8 East Mixed Use Village Core. The Village 8 East "Main Street" will be designed with arcades and outdoor seating and gathering spaces. Design elements may include awnings, trellises and a variety of street trees to define and highlight the created spaces. In addition to trees, the landscaping may include planting areas with a variety of colorful shrubs, groundcovers, and vines, as well as potted and hanging accent plants. Architecture in the village core commercial area will allow for variety, but maintain a strong basis in European-inspired architecture. This design theme will extend to village-serving buildings such as the elementary school, community purpose facilities and recreational facilities.

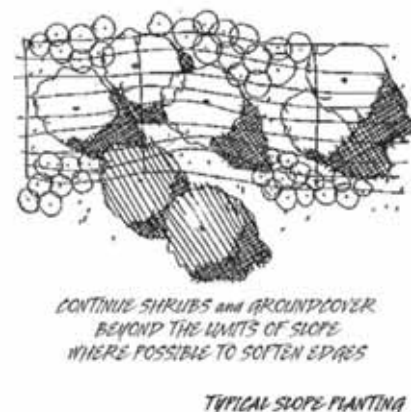
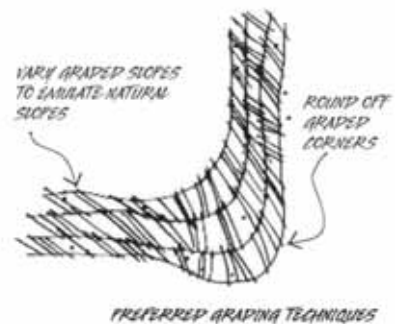
4. Landform Grading

The natural sloping landform provides the opportunity to tier the site and create a fairly level, pedestrian-oriented village core. On the north side of the village, the topography slopes from north to south from Main Street to the Otay River Valley. The Community Park and Otay River Valley preserve open space is located below the village to the south. The site design of the village follows the undulating landform of the canyon.

Building sites have been created in terraces and streets are located within the topography to adhere to City horizontal and vertical curve standards.

The design plan for the village strives to minimize grading and create an aesthetically pleasing landform. The following are guidelines for grading and slope design:

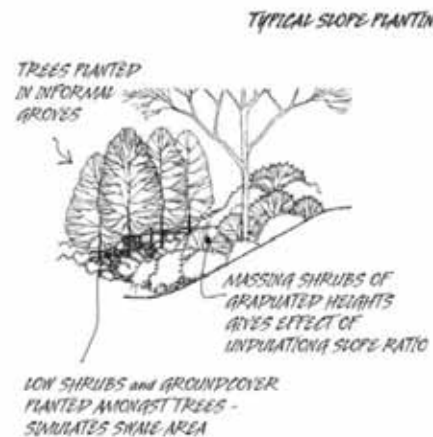
- ❖ Create elevation changes within the property that strive for a balance of cut and fill grading.
- ❖ Use grade changes to optimize views and a sense of spaciousness.





II. Village Structure

- ❖ Use grade changes between different land uses where separation and buffering is desired.
- ❖ Avoid, where possible, creating slopes over 25 feet in height to minimize a sense of enclosure, particularly in residential rear yards.
- ❖ Use landform grading techniques, where appropriate, in slopes over 25 feet in height.
- ❖ Use varied-height trees, shrubs and groundcovers to undulate the surface of slopes.
- ❖ Minimize surface runoff and erosion potential by planting slopes with low water consumptive and drought tolerant plants.
- ❖ Use state-of-the-art erosion control, irrigation and water management practices to protect slopes.



5. Landscape Concept

The landscape concept is to integrate Village 8 East with the overall Otay Ranch design theme to create a distinct internal village design theme. The Otay Ranch design theme is addressed by extending established arterial streetscape designs and perimeter slope landscape designs into the Village 8 East landscape plan. Within the village, the landscape theme is an assembly of European influences on California's architectural history. Derivatives of the European style including Spanish, Mediterranean, Monterey and California Craftsman architecture will compliment the landscape.



The use of traditional Mediterranean trees such as Date Palms, Olive Trees, Cypress Trees and other stately evergreens provide the key linkage between the neighborhoods. Ornate shrubs, groundcovers and vines such as Bougainvillea, Lavender, Rosemary and other vibrant plant materials,



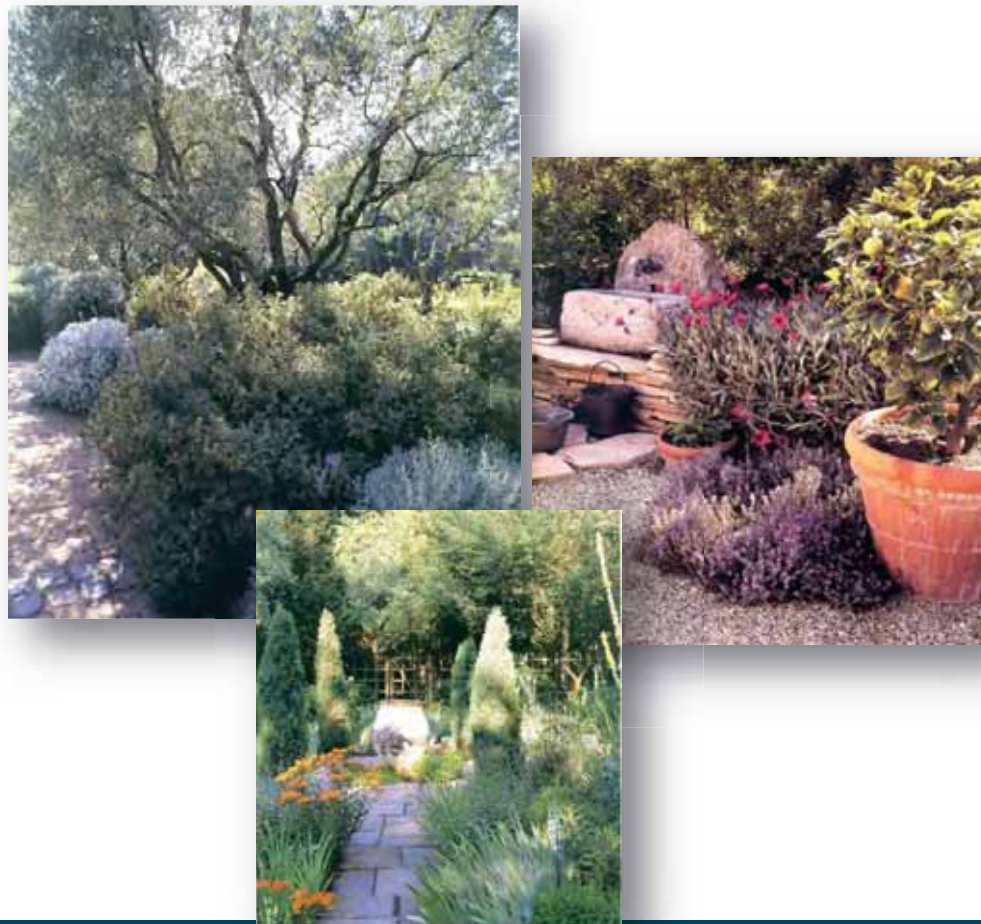


II. Village Structure

accentuate important destinations. The plant palette is a collection of water efficient material that connects the diversity in European-inspired architectural styles.

The European-inspired design theme will be created through a comprehensive landscape plan that addresses the design of outdoor spaces, features, furnishings and the use of a wide variety of trees, shrubs and groundcovers. The landscape concept is illustrated in the provided Landscape Concept Plan (Exhibit 2). Descriptions of landscapes within zones are provided in the following sections. Additional information about the Village 8 East landscape plan is provided in the Preserve Edge Plan. The Village Landscape Master Plan and the Village Core Master Precise Plan(s), developed after the SPA Plan is approved, will provide more detailed descriptions of the Village landscapes. See Village 8 East Fire Protection Plan, Attachment 2, Approved Plant List, for additional palette information.

The Village 8 East landscape theme is an assembly of Mediterranean influences on California's architectural history. Village-wide architectural styles, including Spanish, California Craftsman, Monterey and Mediterranean will blend seamlessly with the landscape, providing an elegant and cohesive community.





II. Village Structure





II. Village Structure

B. Village Perimeter and Slope Design

Village 8 East landscape is compatible with the established Otay Ranch design theme visible from the village and the City's Water Conservation Ordinance. Perimeter slopes are one of the dominant landscapes visible from public view. Distinct landscape designs have been developed for the project perimeters: Main Street to the north, SR-125 to the east and the Otay River Valley to the south. The following describes the design concepts and primary plant species that will create slopes complementary to the overall Otay Ranch theme. The design concepts and plant palettes described below are consistent with the Village 8 East Preserve Edge Plan and Otay Valley Regional Park Private Development Guidelines and are subject to requirements of the Fire Protection Plan University Villages – Village 8 East and City of Chula Vista Landscape Manual. Signage within areas adjacent to the MSCP shall be provided and must meet the requirements of the City of Chula Vista and Preserve Owner/Manager.



1. Plantable Retaining Wall Systems

Plantable retaining wall systems are planned at both the perimeter and at internal slopes within Village 8 East. (See Exhibit 3, Plantable Retaining Wall Location Map) The plantable wall system offers a fully plantable face that provides an opportunity to soften the visual impact of large retaining structures. Plantable walls transform grade transitions into a vegetated "steepened slope" instead of a concrete scar across a hillside. Per OVRP Design Standards and



II. Village Structure

Guidelines, Section 5.3.2, "If large retaining walls are necessary then they should be the type of construction that allows for planting on the walls..." Plantable walls are proposed at the southern edge of Village 8 East and along Otay Valley Road and SR-125. Vegetation covering the face of the retaining walls will create seamless transitions between natural areas, landscaped slopes and plantable retaining walls, and create enhanced visual experiences for Otay Valley Regional Park users. The Geogrid component of the plantable wall system may not encroach into the public right of way.





II. Village Structure

2. Perimeter Slopes

The 100' Brush Management Zone (BMZ) occurs at the southern edge of Village 8 East. Manufactured slopes and a single-loaded residential street are proposed within this zone. Retaining walls are planned at the toe of slope outside of the Preserve Area¹. Consistent with the Chula Vista MSCP Subarea Plan and Village 8 East Preserve Edge Plan, a 100' BMZ and Preserve Edge is also provided, outside of the Preserve. Native plants (non-irrigated) will be planted on manufactured slopes within half of the Preserve Edge area. However, consistent with the Chula Vista MSCP, the first 50' of the BMZ will be irrigated and planted with native-compatible plant species. Temporary irrigation may be utilized outside the first 50' of the BMZ during plant establishment, subject to approval of the Development Services Director. The Preserve Edge Plan provides detailed irrigation requirements. The plant palette provided below is subject to the requirements of the Chula Vista MSCP Plan, Preserve Edge Plan and the Village 8 East Fire Protection Plan and the approval of the Chula Vista Development Services Director. The Plantable Retaining Wall Location Map is provided below (Exhibit 3). Slope conditions at the project perimeter are described in the following sections.

The OVRP Standards and Guidelines, Section 5, Private Development Guidelines include principles for private development adjacent to the OVRP. Consistent with these principles, manufactured perimeter slopes adjacent to the OVRP complement and do not negatively impact the park by utilizing the following techniques:

- Perimeter slopes follow the existing topography, blending the site into natural topography and preserving natural drainages between Village 8 East and the Otay River Valley.
- Landscape buffers are planted with native plant materials, consistent with the Village 8 East Fire Protection Plan and Preserve Edge Plan.
- Retaining walls are planted and irrigated to avoid large expanses of blank walls and blending the retaining walls into the natural setting, making them virtually undetectable with full landscape cover. Wherever possible plantable retaining walls are split into two sections, providing opportunities to screen the walls with native landscaping in front of the wall and reduce single wall heights.
- Non-residential fencing at the perimeter is typically post & rail, permitting views to and from the park.
- Residential fencing at the perimeter is typically, 2' of block with 4' of view fencing, permitting views to and from the park.
- Lighting at the perimeter must be directed away from the Preserve/OVRP by placing light fixtures in appropriate locations and shielding lamps.

¹ The geogrid associated with the Plantable Retaining Walls must not encroach into the public right-of-way or private residential lots.





II. Village Structure

3. Perimeter Slopes @ SR-125

This landscape zone occurs adjacent to the SR-125 corridor. Transition planting will occur on irrigated/manufactured slopes with an indigenous landscape with taller, open trees at the top of slopes and lower trees and shrubs at mid slope along this existing highway.

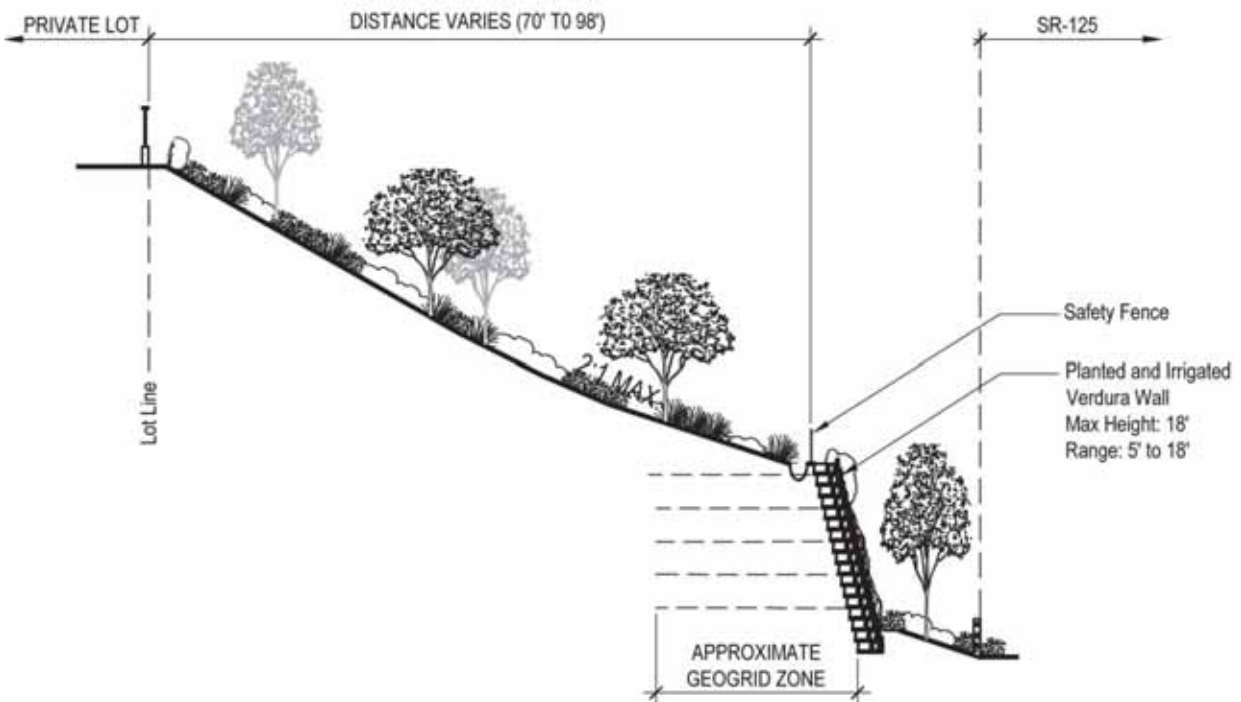


Exhibit 4
Perimeter Slope Concept

Note: Plantable wall location, height, setback and geogrid zone are conceptual, subject to final engineering design.

Plant Palette:

Slope trees:

Jacaranda mimisifolia
Metrosideros excelsa
Quercus agrifolia
Rhus lancea
Tristania conferta

Jacaranda
New Zealand Christmas Tree
Coast Live
African Sumac
Brisbane box



II. Village Structure

Slope Shrubs & Groundcovers:

<i>Aloe species</i>	Aloe
<i>Agave attenuata</i>	Century Plant
<i>Bougainvillea species</i>	Bougainvillea
<i>Ceanothus species</i>	Carmel Creeper
<i>Cistus species</i>	Rock Rose
<i>Cotoneaster dammeri</i> 'Lowfast	Bearberry Cotoneaster
<i>Echium fastuosum</i>	Pride of Madeira
<i>Heteromeles arbutifolia</i>	Toyon
<i>Limonium perezii</i>	Sea Lavender
<i>Myoporum parvifolium</i> Putah Creek	No Common Name
<i>Rosmarinus officinalis</i>	Rosemary

Hydroseed Mix (Slopes):

<i>Camissonia cheiranthifolia</i>	Beach Evening Primrose
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Hydroseed Mix (Plantable Retaining Walls):

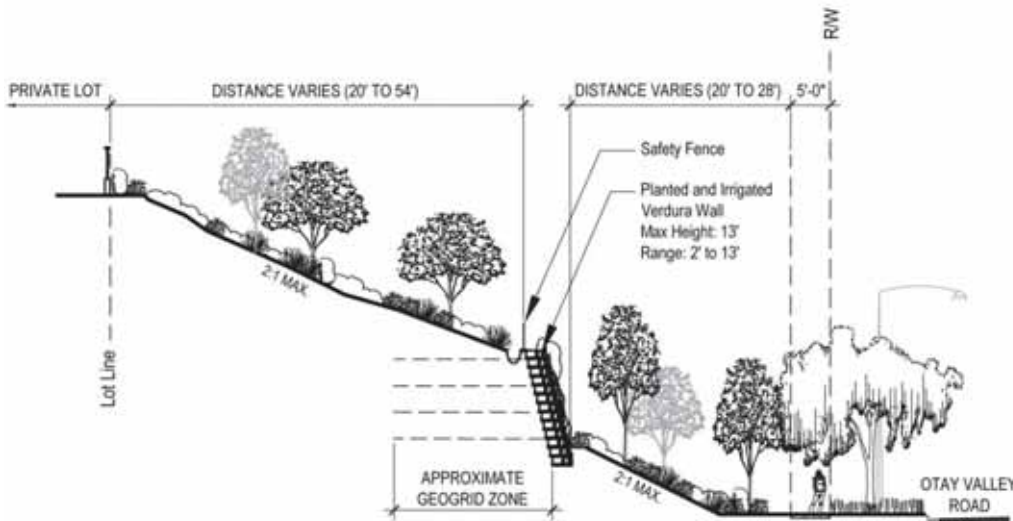
<i>Camissonia cheiranthifolia</i>	Beach Evening Primrose
<i>Eriophyllum confertiflorum</i>	Golden Yarrow
<i>Lasthenia californica</i>	California Gold Rush
<i>Mimulus aurantiacus</i>	Sticky Monkey Flower
<i>Sisyrinchium bellum</i>	Western Blue-Eye Grass



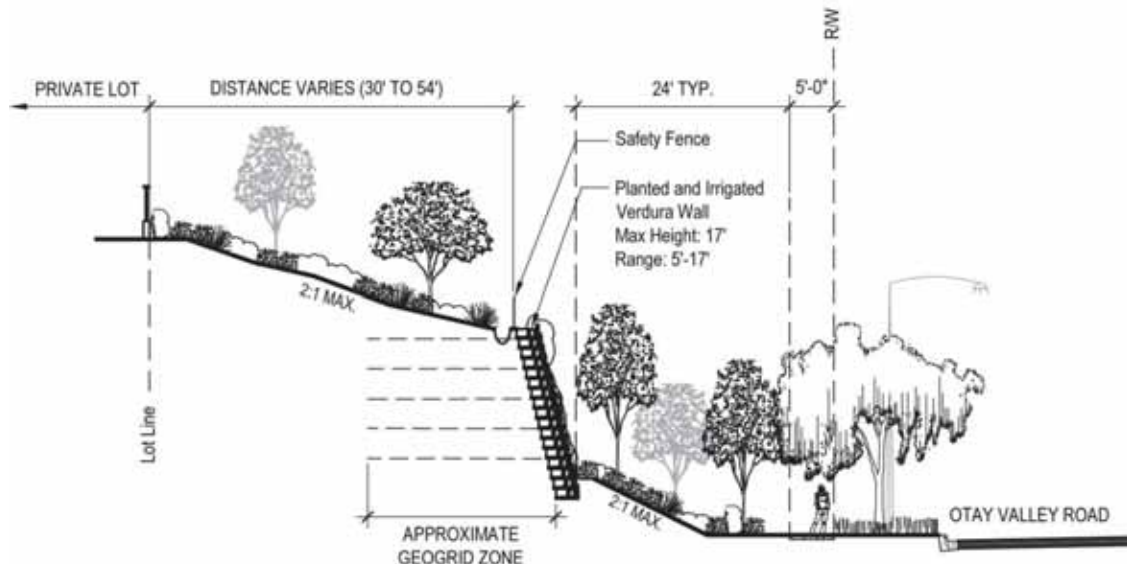
II. Village Structure

4. Slopes @ Otay Valley Road

This corridor will be planted and irrigated with an indigenous landscape palette. More ornamental shrubs and trees will be utilized at key intersections to create a sense of arrival and entry.



West of Santa Mirasol (Street "A")



East of Santa Mirasol (Street "A")

Exhibit 5

Retaining Wall Concepts at Otay Valley Road

Note: Plantable wall location, height, setback and geogrid zone are conceptual, subject to final engineering design.



II. Village Structure

Plant Palette:

Slope Trees:

<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Quercus agrifolia</i>	Coast Live
<i>Rhus lancea</i>	African Sumac
<i>Tristania conferta</i>	Brisbane box

Shrubs & Groundcovers:

<i>Agave attenuata</i>	Century Plant
<i>Aloe species</i>	Aloe
<i>Bougainvillea species</i>	Bougainvillea
<i>Ceanothus species</i>	Carmel Creeper
<i>Cistus species</i>	Rock Rose
<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster
'Lowfast	
<i>Echium fastuosum</i>	Pride of Madeira
<i>Heteromeles arbutifolia</i>	Toyon
<i>Limonium perezii</i>	Sea Lavender
<i>Myoporum parvifolium</i> Putah Creek	No Common Name
<i>Phormium tenax</i>	New Zealand Flax
<i>Rosmarinus officinalis</i>	Rosemary
<i>Scenecio mandraliscae</i>	Kleina
<i>Yucca schidigera</i>	Mojave Yucca
<i>Yucca whipplei</i>	Foothill Yucca

Hydroseed Mix:

<i>Camissonia cheiranthifolia</i>	Beach Evening Primrose
<i>Eschscholzia maritima</i>	Coastal California Poppy
<i>Limonium californicum</i>	Coastal Statice

Hydroseed Mix (Plantable Retaining Walls):

<i>Camissonia cheiranthifolia</i>	Beach Evening Primrose
<i>Eriophyllum confertiflorum</i>	Golden Yarrow
<i>Lasthenia californica</i>	California Gold Rush
<i>Mimulus aurantiacus</i>	Sticky Monkey Flower
<i>Sisyrinchium bellum</i>	Western Blue-Eye Grass



II. Village Structure

5. Village Perimeter @ Preserve

Consistent with the Chula Vista MSCP Subarea Plan, OVRP Design Standards Guidelines (Section 5, Private Development Guidelines) and Preserve Edge Plan, a 100' brush management zone/Preserve Edge is



provided, outside of the Preserve. Native plants (non-irrigated) will be used on manufactured slopes within half of the Preserve Edge area. However, consistent with the Chula Vista MSCP, the first 50' of the Brush Management Zone will be irrigated and planted with native-compatible plant species. Temporary irrigation may be utilized outside the first 50' of the Brush Management Zone during the plant establishment period, subject to approval of the Development Services Director. However, consistent with the Village 8 East Fire Protection Plan, the plantable retaining walls must be permanently irrigated. The Preserve Edge Plan provides detailed irrigation requirements. The "Approved Plant List" is provided in Attachment "A" to this document and is subject to the requirements of the Fire Protection Plan and the approval of the Chula Vista Development Services Director.



II. Village Structure

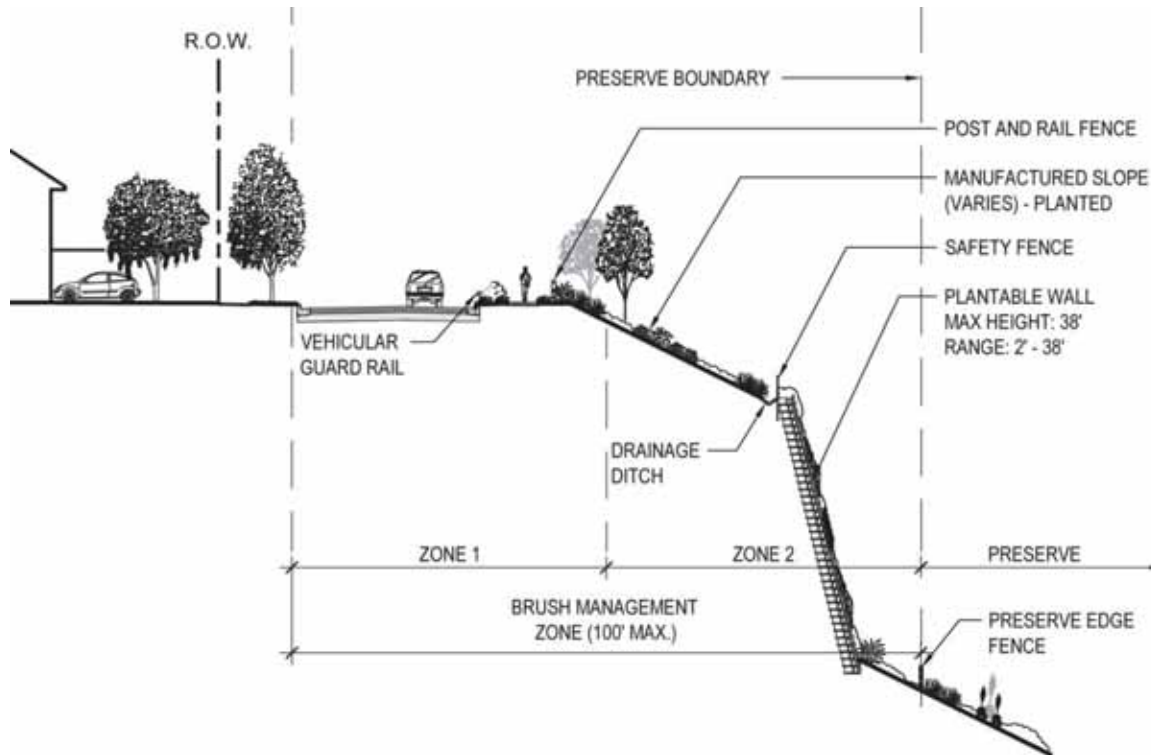


Exhibit 6
Perimeter Wall at Preserve Concept

Note: Plantable wall location, height, setback and geogrid zone are conceptual, subject to final engineering design.

FUEL MODIFICATION ZONES 1 AND 2

Individual trees may be planted in Zone #1 at an average rate of no less than one tree per 200 lineal feet, no closer than 15 feet from a property line or top of slope (whichever is further) and a minimum of 30 feet between mature canopies. Trees are also permitted adjacent to single loaded streets, major parkways or 50' from top of slope. Planting and irrigation requirements are provided in the Fire Protection Plan and Preserve Edge Plan. Slopes adjacent to the MSCP Preserve must be planted with native species and are subject to the Preserve Edge Plan and the "Approved Plant List" provided in Attachment A to this document.



II. Village Structure

C. Entryways/Identity Concept



Entry landscape, features and monument signs identify the village and contribute to the establishment of the village design theme. A hierarchy of entries has been established to help direct visitors to community, village and neighborhood areas of the village. Descriptions of these entries follow.



1. Primary Entry – Main Street/Santa Mirasol (Street “A”)

The primary village entry is planned at Main Street and Santa Mirasol (Street “A”). This entry brings residents and visitors through the heart of the Village Core.

A variety of plant species will be used to complement the European-inspired architectural theme and image of Village 8 East. The landscape palette for the median and parkways is provided below.





II. Village Structure



Exhibit 7
Primary Entry Concept Plan



II. Village Structure

Plant Palette:

Trees:

<i>Calocedrus decurrens</i>	Incense Cedar
<i>Cupressus macrocarpa</i>	Monterey Cypress
<i>Cupressus macrocarpa</i> 'Donard Gold'	Donard Gold Monterey Cypress
<i>Cupressus sempervirens</i> 'Glaucua'	Blue Italian Cypress
<i>Ficus robiginosa</i>	Rustyleaf Fig
<i>Phoenix dactylifera</i> 'Medjool'	Medjool Date Palm

Accent Shrubs & Groundcovers:

<i>Agapanthus africanus</i>	Lily-of-the-Nile
<i>Agave attenuata</i>	Century Plant
<i>Aloe species</i>	Aloe
<i>Bougainvillea species</i>	Bougainvillea
<i>Cordyline australis</i> 'Atropurpurea'	Bronze Dracena
<i>Dracena draco</i>	Dragon Tree
<i>Echium candicans</i>	Pride of Madeira
<i>Grevillea</i> 'Noellii'	Grevillea
<i>Dietes bicolor</i>	Fortnight Lily
<i>Juniperus chinensis</i> 'Blue Point'	Blue Point Juniper
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Limonium perezii</i>	Sea Lavender
<i>Myoporum parvifolium</i> Putah Creek	No Common Name
<i>Phormium tenax</i>	New Zealand Flax
<i>Rosmarinus officinalis</i>	Rosemary
<i>Scenecio mandraliscae</i>	Kleina

Ornamental Grasses:

<i>Carex species</i>	Sedge
<i>Dianella species</i>	Flax Lily
<i>Festuca glauca</i>	Blue Fescue



II. Village Structure

2. Secondary Village Entry – Otay Valley Road and Santa Mirasol (Street “A”)

The secondary village entry on Santa Mirasol (Street “A”) at Otay Valley Road provides access to the both the northern and southern Village 8 East neighborhoods.

The entry is framed by large landscaped slopes rising above the street intersection on the north side. A plantable wall creates a backdrop for the secondary entry. The slopes are informally planted with trees and shrubs derived from the historic rural theme of Otay Ranch.



Exhibit 8
Secondary Entry Concept Plan

Plant Palette:

See Primary Entry palette above.



II. Village Structure

D. Streetscape Design Concept

Streetscapes are an important component in creating the village design theme. Streetscapes identify the edges of Village 8 East and major points of entry and serve as the unifying design theme. The streetscapes for the surrounding major streets will adhere to the Otay Ranch "ranch theme" landscape and must comply with the City's Water Conservation Ordinance and Shade Tree Policy. Within the village, the design of the streetscapes will emphasize the village pedestrian-oriented concept by providing tree-shaded walkways, lighting, and shortened or enhanced crosswalks. The Circulation Plan shows the surrounding and internal street designations for the village. A description of each street classification and cross sections are provided to illustrate the conceptual street landscape plan.





II. Village Structure

-  6 LANE PRIME ARTERIAL
-  SECONDARY VILLAGE ENTRY W/MEDIAN
-  FOUR LANE MAJOR
-  MODIFIED RESIDENTIAL PROMENADE STREET W/ VILLAGE PATHWAY (79' EAST OF ST. "A", 71' WEST OF ST. "A")
-  MODIFIED 2 LANE SECONDARY VILLAGE ENTRY W/ MEDIAN
-  MODIFIED RESIDENTIAL PROMENADE STREET
-  SINGLE LOADED RES. PARKWAY STREET
-  COMMUNITY PARK ENTRY DRIVE

FOUR LANE PRIME ARTERIAL
 SECONDARY VILLAGE
 ENTRY W/MEDIAN
 FOUR LANE MAJOR
 MODIFIED RESIDENTIAL
 PROMENADE STREET W/
 VILLAGE PATHWAY
 79' EAST OF ST. "A",
 11' WEST OF ST. "A")
 MODIFIED 2 LANE
 SECONDARY VILLAGE
 ENTRY W/ MEDIAN
 MODIFIED RESIDENTIAL
 PROMENADE STREET
 SINGLE LOADED RES.
 PARKWAY STREET
 COMMUNITY PARK
 ENTRY DRIVE
 NOTE: ALL OTHER STREETS
 ARE 58' RESIDENTIAL
 PARKWAY STREETS

OTAY RANCH
 VILLAGE 8 WEST

OTAY RANCH
 VILLAGE 9

OS
 FUTURE
 PEDESTRIAN
 BRIDGE

PROPOSED
 SR 125 ROW

FUTURE
 DEVELOPMENT

SPA BOUNDARY
 OS PRESERVE
 MSCP BOUNDARY
 P-2
 AR-11
 OS PRESERVE
 MSCP BOUNDARY
 OS PRESERVE
 SPA BOUNDARY

R-16
 SR-125
 R-14a
 R-15a
 R-17
 R-14b
 R-15b
 R-18a
 R-18b
 R-18c
 R-18d
 R-2
 S-1
 MU-1a-1c/CPF-1*
 P-1
 R-4
 R-3
 CPF-2
 R-7a
 R-9
 R-8
 POS-1
 R-10
 R-7b
 R-9
 CPF-3
 SR-125
 R-11a
 R-11b
 R-12a
 R-12b
 CPF-4
 R-13
 R-13
 R-13

SR-125
 SR-125
 SR-125

N
 W
 E
 S

December 2, 2014



The landscape design will be compatible with the established Otay Ranch design themes for arterial streets and the City's Water Conservation Ordinance. Trees will be planted in the parkways and medians in consistently spaced rows. Pursuant to the GDP, an average 75', landscape buffer is provided along Main Street, a Scenic Roadway.





II. Village Structure

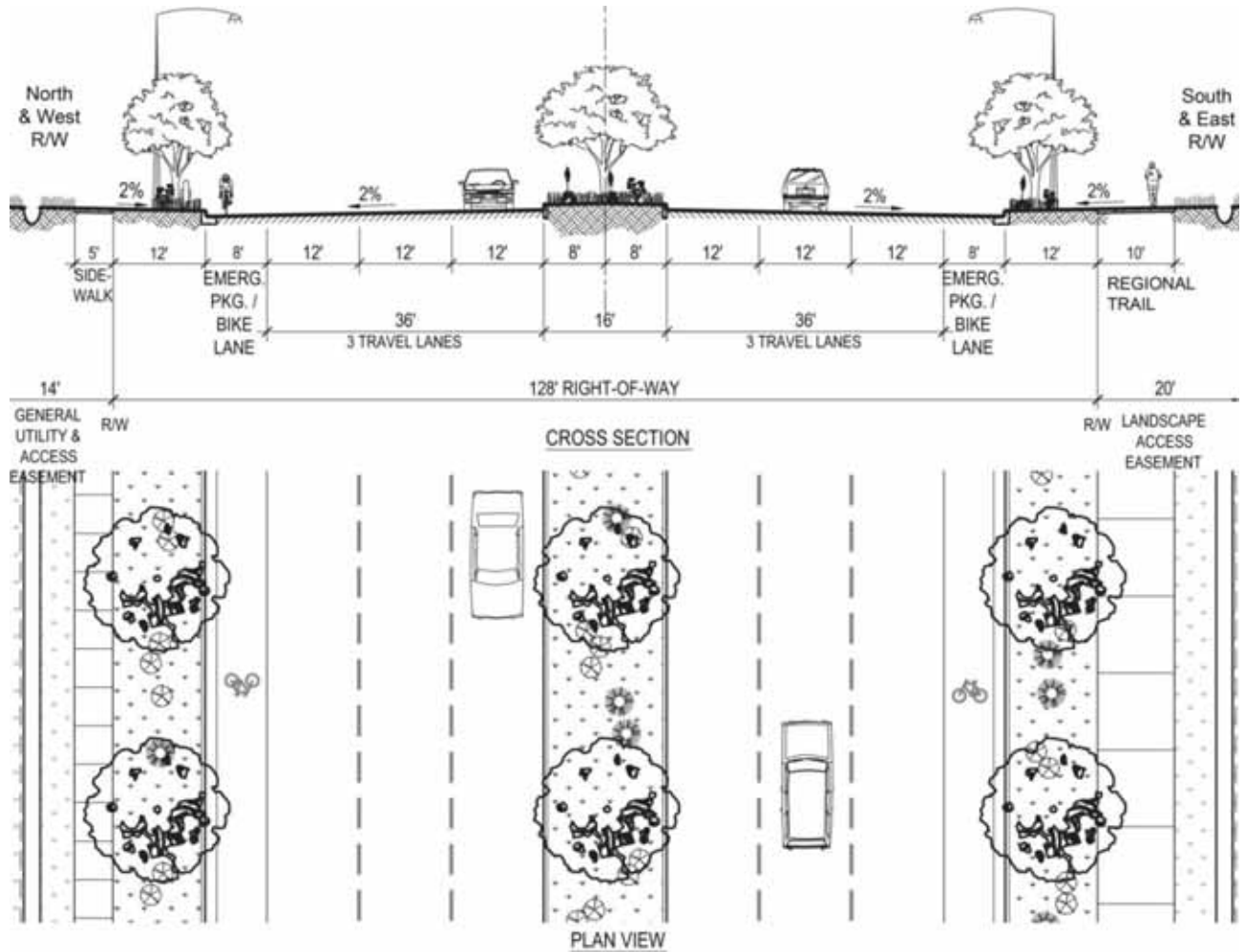
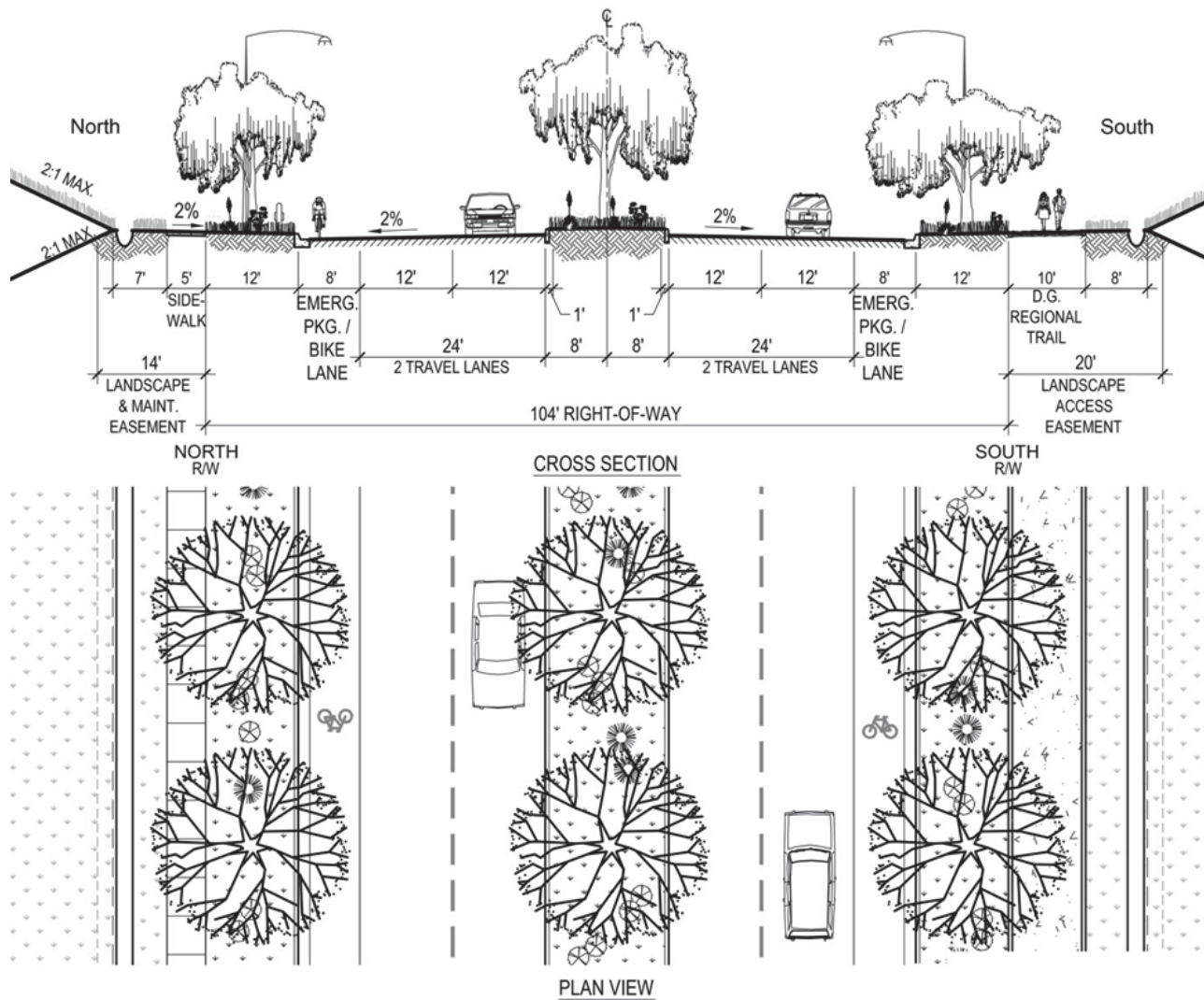


Exhibit 10
Six Lane Prime Arterial



II. Village Structure





II. Village Structure

Plant Palette:

Street trees:

Koelreuteria bipinnata

Chinese Flame Tree

Parkway Shrubs, Groundcovers & Ornamental Grasses:

Aloe species

Aloe

Dianella species

Flax Lily

Limonium perezii

Sea Lavender

Myoporum parvifolium

No Common Name

Putah Creek

Rosmarinus officinalis

Rosemary





II. Village Structure

2. Four-Lane Major Road – Otay Valley Road

The landscape design will be compatible with the established Otay Ranch design themes for arterial streets and the City's Water Conservation Ordinance. Trees will be planted in parkways and medians in consistently spaced rows. Pursuant to the GDP, an average 75' minimum 20' landscape buffer is provided along Otay Valley Road.

Plant Palette:

Street trees:

Metrosideros excelsa

New Zealand Christmas

Parkway Shrubs, Groundcovers & Ornamental Grasses:

Aloe species

Aloe

Bougainvillea species

Bougainvillea

Dianella species

Flax Lily

Dietes bicolor

Fortnight Lily

Lantana montevidensis

Trailing Lantana

Limonium perezii

Sea Lavender

Myoporum parvifolium Putah
Creek

No Common Name

Raphiolepis indica

India Hawthorne

Rosmarinus officinalis

Rosemary

Scenecio mandraliscae

Kleina





II. Village Structure

3. Four Lane Secondary Village Entry Street w/Median (Santa Mirasol)

The Secondary Village Entry Street is the primary north-south circulation street through Village 8 East. This street unifies the varied village land uses with a continuous village theme streetscape. The Village Pathway is the primary circulation route for pedestrian travel and provides a bicycle path separate from the roadway. The street design includes 4 travel lanes, parallel on-street parking, Class 2 bike lanes, a landscaped median and landscaped parkways with the Village Pathway located on the west side of the street. Enhanced pedestrian crossings and a median pedestrian refuge are proposed within the Village Core to slow traffic and enhance pedestrian experience and safety.





II. Village Structure

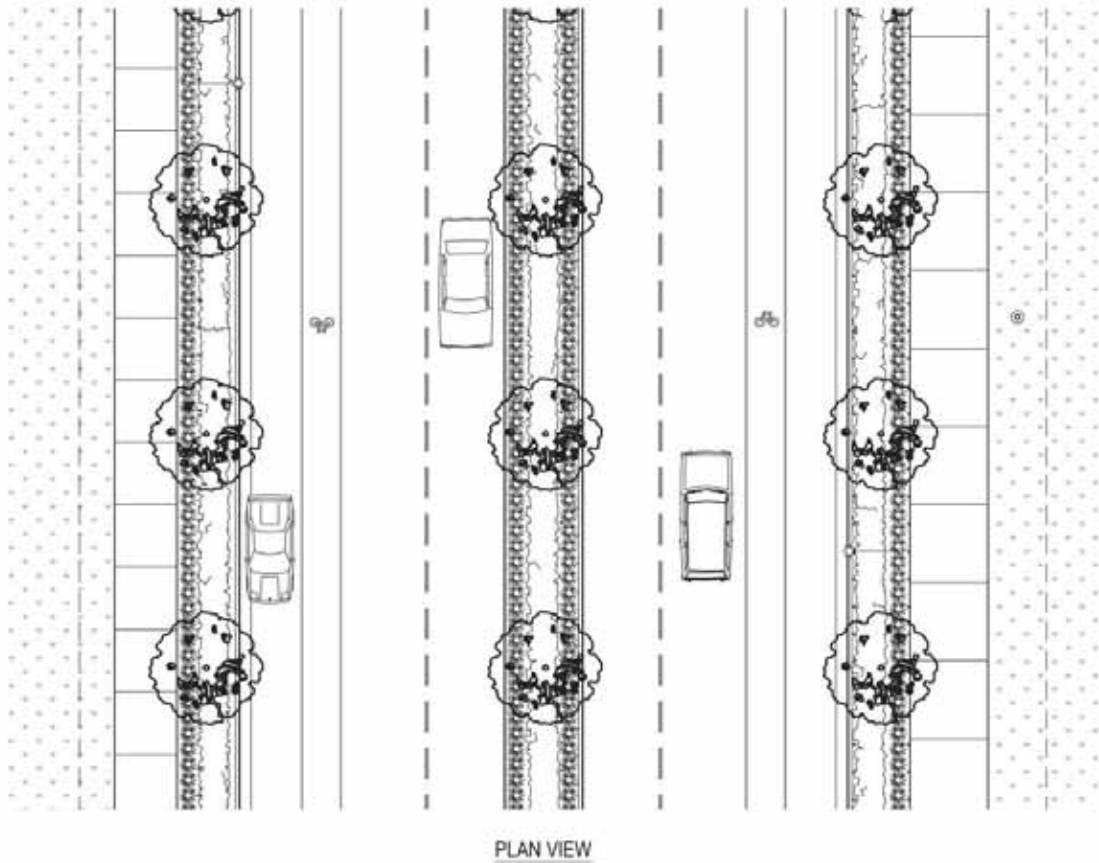
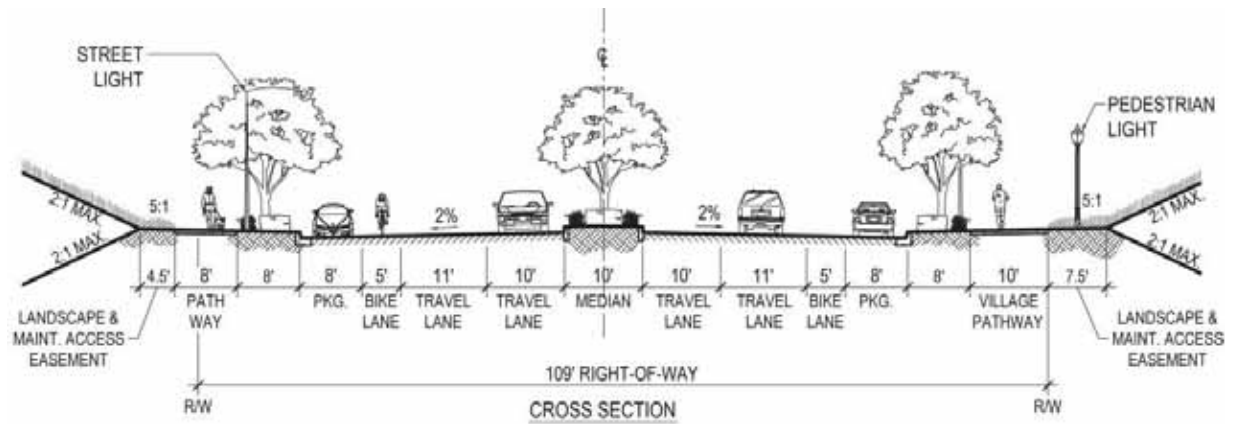


Exhibit 12
Four Lane Secondary Village Entry Street with Median



II. Village Structure

Plant Palette:

Street trees:

Laurus nobilis 'Saratoga' Sweet Bay

Street Tree for Optional Traffic Calming Pop-Outs:

Cupressus macrocarpa Monterey Cypress

Accent Shrubs & Groundcovers:

<i>Aeonium species</i>	Canary Island Rose
<i>Agapanthus africanus</i>	Lily-of-the-Nile
<i>Aloe species</i>	Aloe
<i>Anaigozanthos hybrids</i>	Kangaroo Paw
<i>Dietes bicolor</i>	Fortnight Lily
<i>Echeveria species</i>	Hen & Chicks
<i>Limonium perezii</i>	Sea Lavender
<i>Phormium tenax</i> 'Jack Spratt'	Dwarf New Zealand Flax
<i>Phormium tenax</i>	New Zealand Flax
<i>Scenecio mandraliscae</i>	Kleina

Ornamental Grasses:

<i>Dianella species</i>	Flax Lily
<i>Festuca glauca</i>	Blue Fescue
<i>Dianella revolute</i> 'DTN03'	Dianella 'Babby Bliss'
<i>Dianella caerulea</i> 'DBB03'	Dianella 'Cassa Blue'
<i>Dianella caerulea</i> 'DCMP01'	Dianella 'Little Becca'
<i>Dianella revolute</i> 'DR5000'	Dianella 'Tsred'
<i>Dianella spp.</i>	Dianella 'Yellow Stipes'

Grasses (Parkway planting):

<i>Carex spp.</i>	Sedge
<i>Dianella spp.</i>	Flax Lily
<i>Muhlenbergia capillaris</i>	Pink Muhly
<i>Pennisetum setaceum</i> 'Sterile Green'	Sterile Green Fountain Grass





The Modified Residential Street is the east-west link from Village 8 West, through the Village 8 East core area. The Village Pathway provides an off-street pedestrian and bicycle connection between the Mixed Use area, elementary school and the neighborhood park, linking with the pedestrian bridge over SR-125 to Village 9. Trees will be located on each side of the sidewalk on the featured side of the street and single row of trees will be located on the opposite side of the street. Additional design features include enhanced paving, mod-block crossings and landscape pop-outs with parking bays. These traffic calming features slow traffic on these village core streets, while enhancing pedestrian activity and safety. Parking is not permitted along the south side of Safflower Street (Street "L").





II. Village Structure

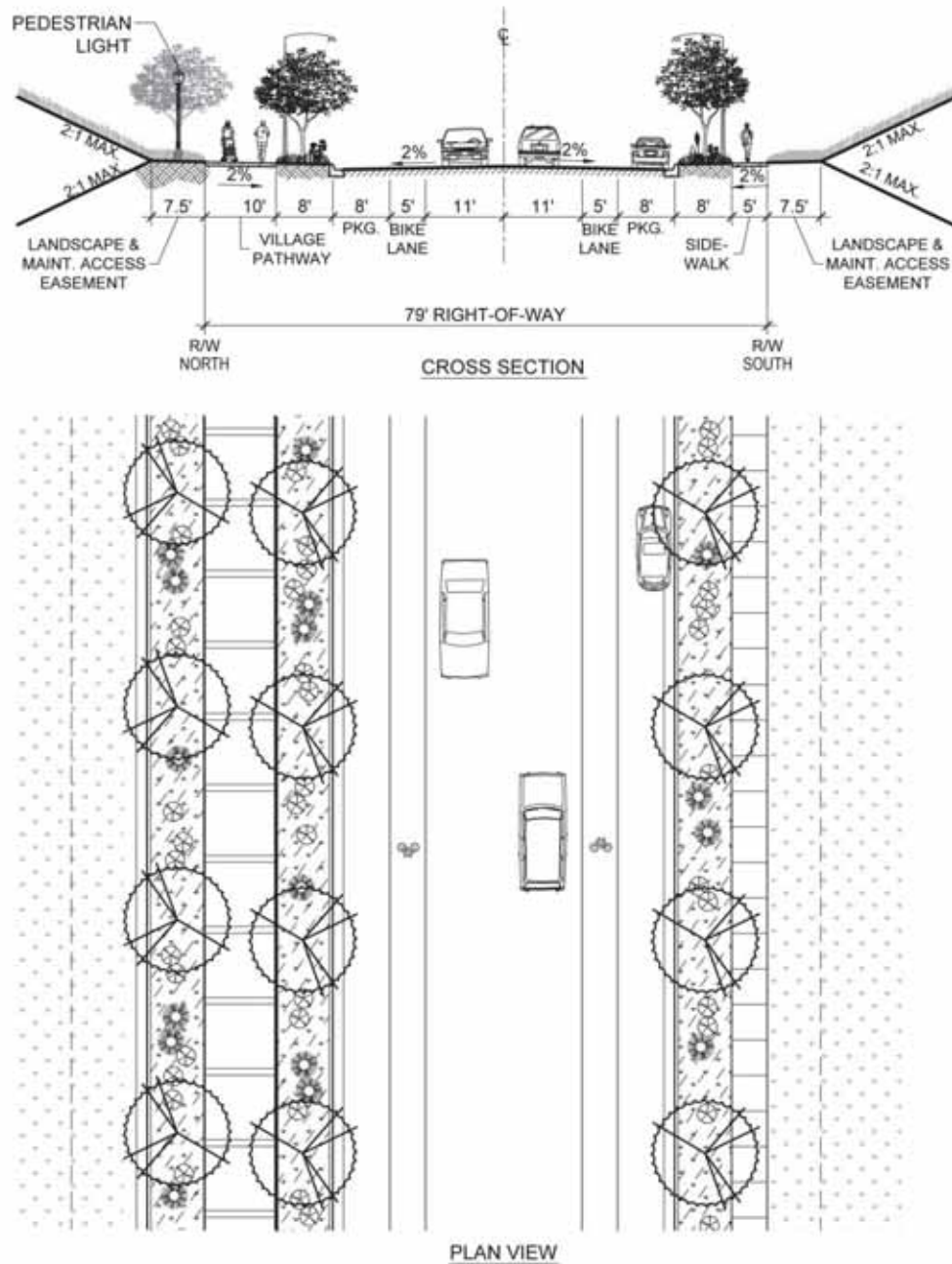


Exhibit 13
Residential Promenade Street (Modified with Village Pathway)

Plant Palette:

See Secondary Village Entry w/Median plant palette above.



II. Village Structure

5. Residential Promenade Streets (Modified)

Residential Promenade Streets (Modified) are the primary circulation streets through residential neighborhoods. The street design promotes the pedestrian-oriented urban village design by providing a 6' wide, tree-shaded walkway (Promenade Trail with enhanced pedestrian-scaled lighting) on one side of the street and a standard sidewalk on the other side. The street design provides travel lanes and on street parallel parking on both sides of the street. "Sharrows" painted on the travel lane will allow bicycles to share the travel way with vehicles.





II. Village Structure

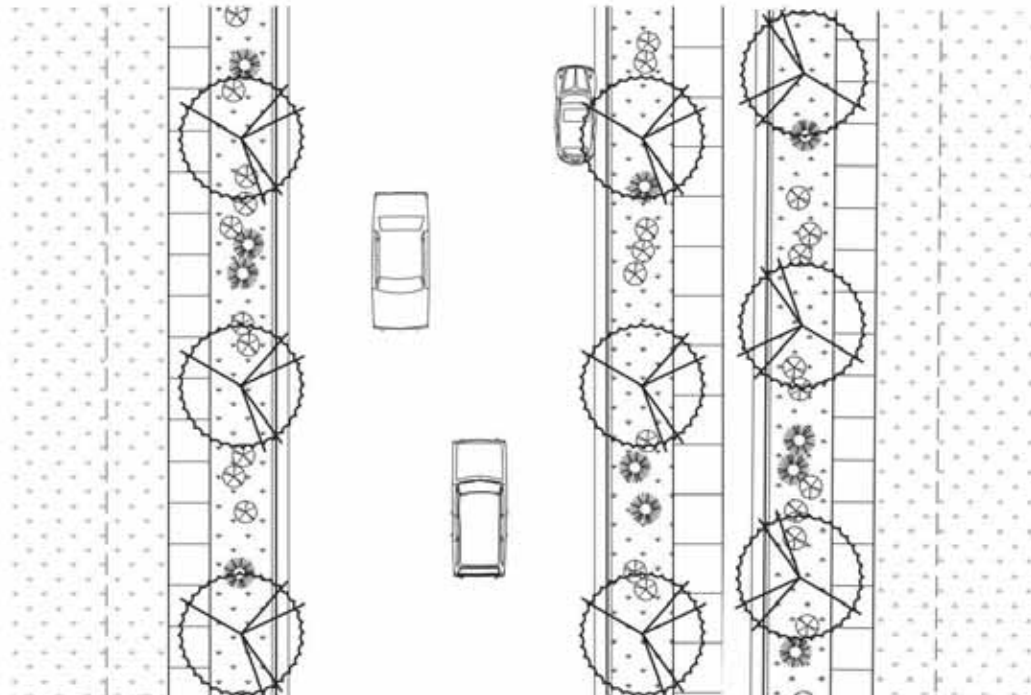
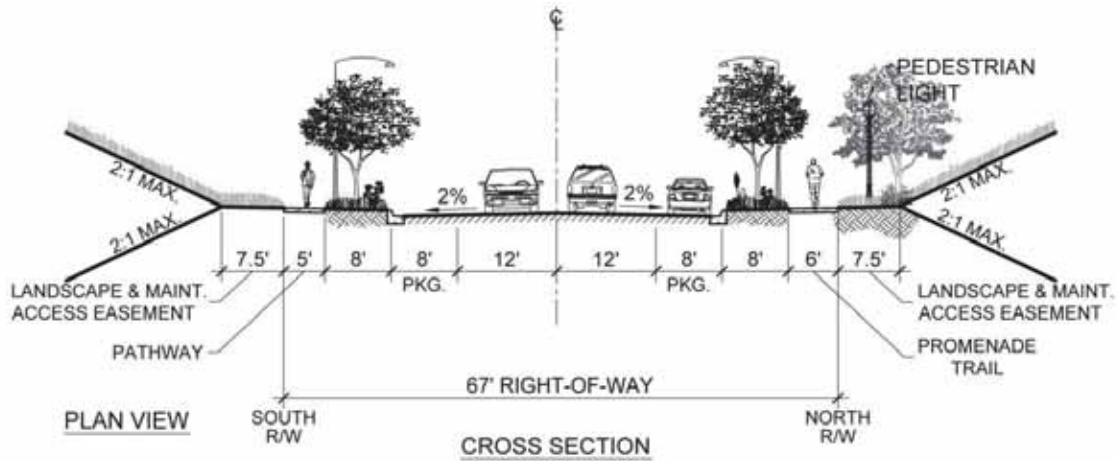


Exhibit 14
Residential Promenade Street (Modified)
Santa Tipu (Street "B")

Plant Palette:

See Secondary Village Entry w/Median plant palette above.



II. Village Structure

6. Modified 2-Lane Secondary Village Entry Street w/Median – Santa Mirasol

The Modified Secondary Village Entry Street is the primary north-south circulation street linking the southernmost neighborhoods to Otay Valley Road and north to the Village 8 East core area. South of Otay Valley Road, Santa Mirasol is narrowed to a 2-lane road with a Promenade Trail on the featured side. The Promenade Trail is the primary circulation route for pedestrian travel, with a connection eastward to the Community Park Paseo and west to the Village Trail. The street design includes 2 travel lanes, parallel on-street parking, a landscaped median and landscaped parkways with the Promenade Trail located on the west side of the street.

Plant Palette:

See Secondary Village Entry w/Median plant palette above.





II. Village Structure

7. Parkway Residential Street

Parkways will be formally planted with evenly spaced trees (average one tree per front yard and two trees per side yard) of a smaller scale than the main Village circulation streets (Exhibit 15a). Parking is restricted to one side along the Single-Loaded Parkway Residential Street (Exhibit 15b).

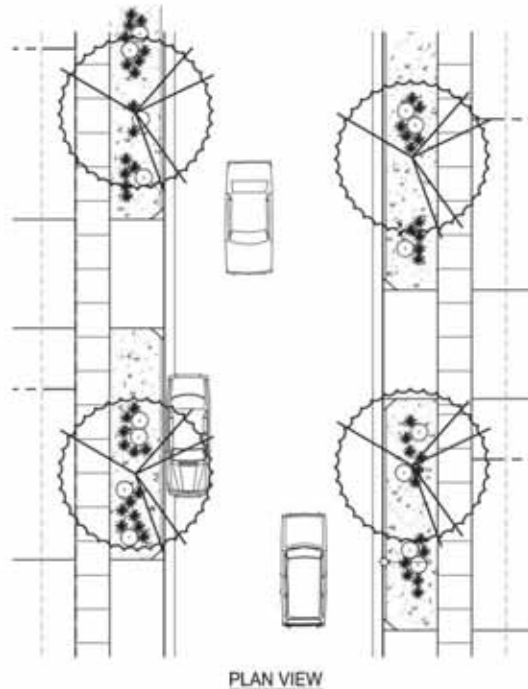
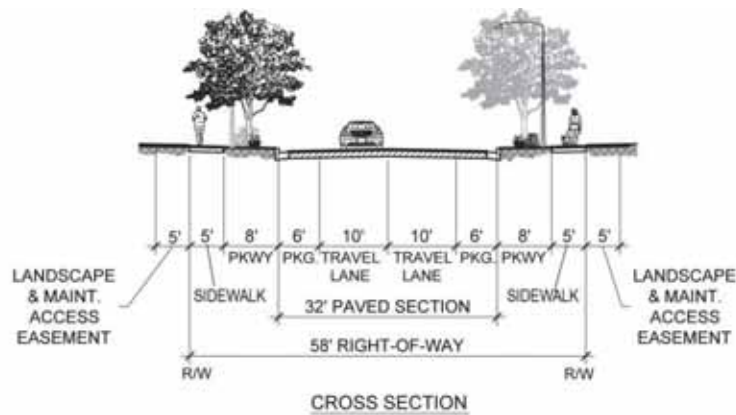


Exhibit 15a
Parkway Residential



II. Village Structure

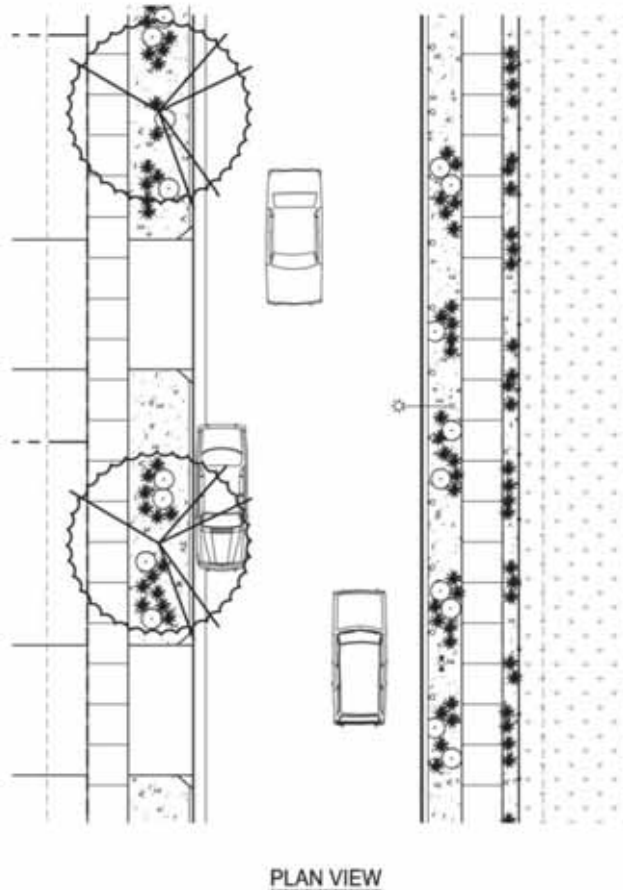
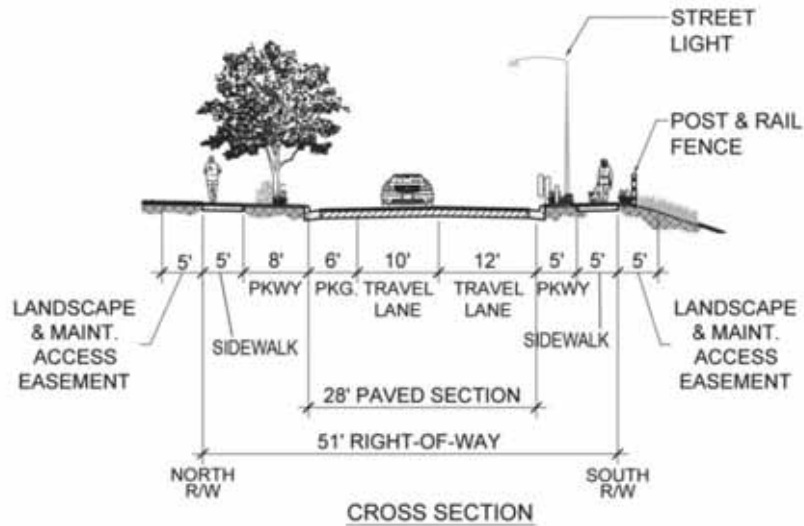


Exhibit 15b
Parkway Residential (Single Loaded)

See Secondary Village Entry w/Median plant palette above.

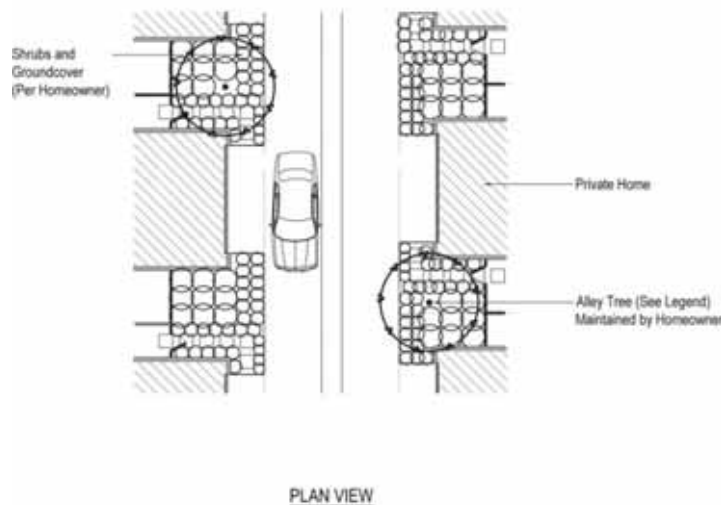
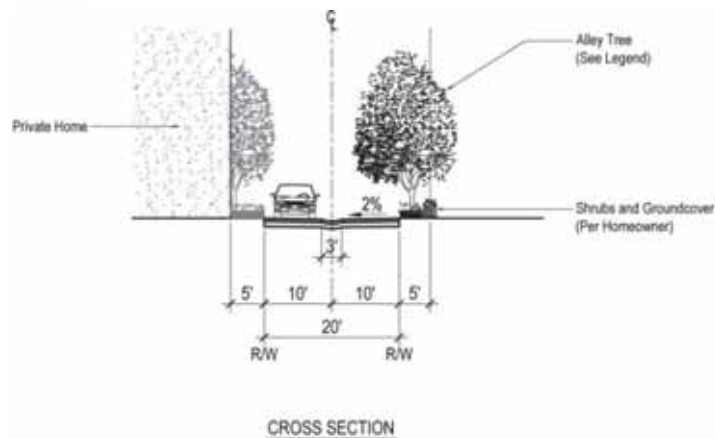


II. Village Structure

7. Private Alleys



In small lot single family and mixed-use areas, alleys may be appropriate. Private Alleys can provide rear entrances for vehicles, decrease traffic on residential streets, minimize the utilitarian appearance of street-facing garages and enable homes to be more open and inviting to the street, creating a pedestrian-friendly environment. Alleys may also provide an alternative location for utilities. Typical alley pavement width is 20 feet.





II. Village Structure

Plant Palette:

Alley trees including.:

Brachychiton populneus
Geijera parviflora
Tristania conferta

Bottle Tree
Australian Willow
Brisbane Box

Accent Shrubs & Groundcovers:

Aeonium spicies
Agapanthus africanus
Aloe species
Anaigozanthos hybrids
Dietes bicolor
Echeveria species
Limonium perezii
Phormium tenax 'Jack Spratt'
Phormium tenax
Scenecio mandraliscae

Canary Island Rose
Lily-of-the-Nile
Aloe
Kangaroo Paw
Fortnight Lily
Hen & Chicks
Sea Lavender
Dwarf New Zealand Flax
New Zealand Flax
Kleina

Ornamental Grasses:

Dianella species
Festuca glauca

Flax Lily
Blue Fescue





II. Village Structure

8. Community Park Entry Drive

The Community Park Entry Drive provides a pedestrian and vehicular connection to the community park south of Village 8 East. The road features two travel lanes and the 10' regional trail on the east side of the road providing views of the Otay Valley. A landscaped parkway on one side of the street and narrowed travel lanes are designed to slow traffic and create a comfortable pedestrian experience along this road. The Community Park Entry Drive is subject to the MSCP siting criteria and may be subject to change. Landscaping on slopes created along the Community Park Entry Drive must be landscaped with native species consistent with the Village 8 East Preserve Edge Plan and the Approved Plant List (Attachment A).





II. Village Structure

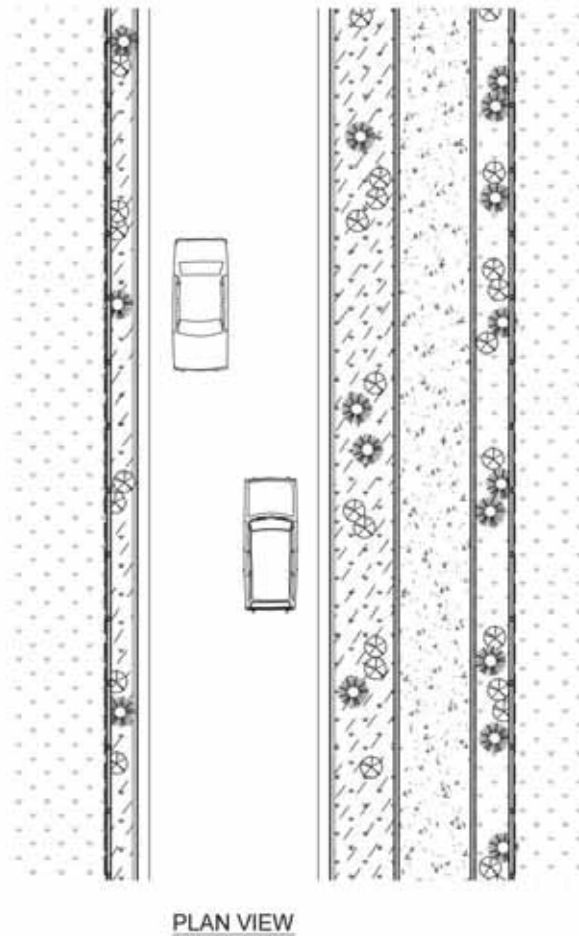
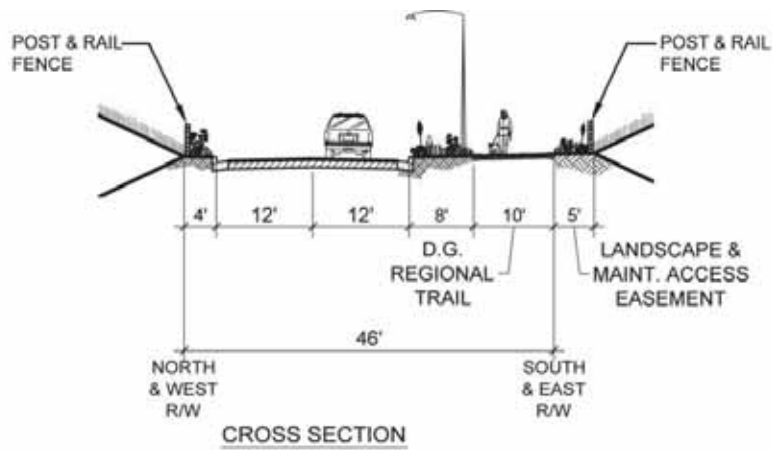


Exhibit 17
Community Park Entry Drive



II. Village Structure

E. Non-Vehicular Circulation Concept



A well-designed pedestrian circulation system is a fundamental component of the village concept. The previous Streetscape Design Concept section includes illustrations of pedestrian amenities including sidewalks, lighting and shade trees. This section describes the pedestrian circulation system in terms of the Otoy Ranch, City and OVRP trail systems. An overall plan is provided as well as descriptions of the types of pedestrian paths provided in the Plan area.

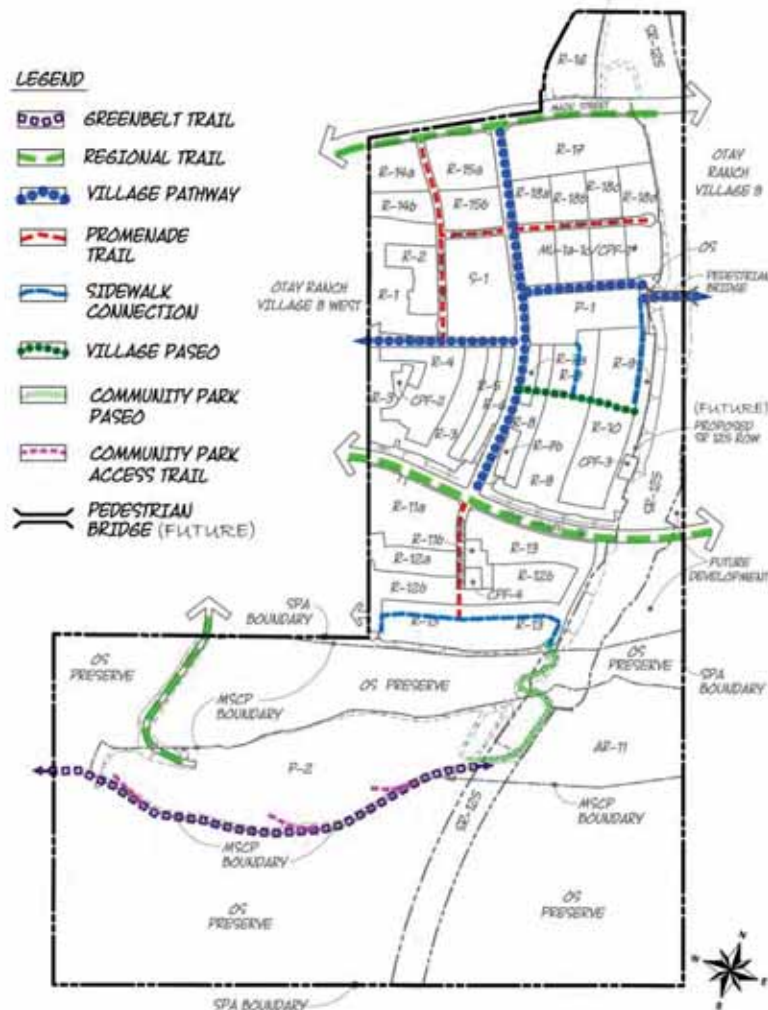


Exhibit 18
Trails Plan



II. Village Structure

1. Chula Vista Greenbelt Trail/Otay Valley Regional Park (OVRP) Trail

As described in the Chula Vista Greenbelt Master Plan, planned multi-use trails, including equestrian trails, would extend south from Salt Creek on the east side of Village 11, connecting with the Otay Lakes Trail just south of Village 11. At least one trail will extend westerly, on a maintenance road for the Salt Creek Sewer, on the north side of the Otay River Valley. This portion of the Greenbelt Trail is located south of Village 8 East. Access to this trail network from Village 8 East is provided via the Community Park Paseo and the Community Park Entry Drive. Access to the Community Park from the Greenbelt Trail is provided via three Community Park Access Trail segments.

The OVRP Concept Plan also identifies a multi-use trail system through the Otay River Valley. The portion of the Greenbelt Trail described above coincides with the OVRP trail. Consistent with the Chula Vista MSCP, this trail is co-located within the existing Salt Creek Sewer maintenance road to avoid impacts to sensitive habitat in the river valley and control access along the Otay Ranch Preserve edge. A 3/4 mile segment of the Greenbelt Trail is within the Village 8 East SPA boundary. The surface treatment within the existing Salt Creek Sewer Easement is PMB – Processed Miscellaneous Base. The Greenbelt Master Plan requires surface treatment comprised of “Decomposed Granite/Concrete/Asphalt/Soil-stabilized treatment” and the OVRP Trail Guidelines require “D.G. or Native Soil” on Type “A” Trails. The existing surface treatment is consistent with these requirements. Proposed trail improvements are limited to fencing and signage within the easement area, to the satisfaction and approval of the Development Services Director. Trail signage shall conform to the Greenbelt Master Plan.

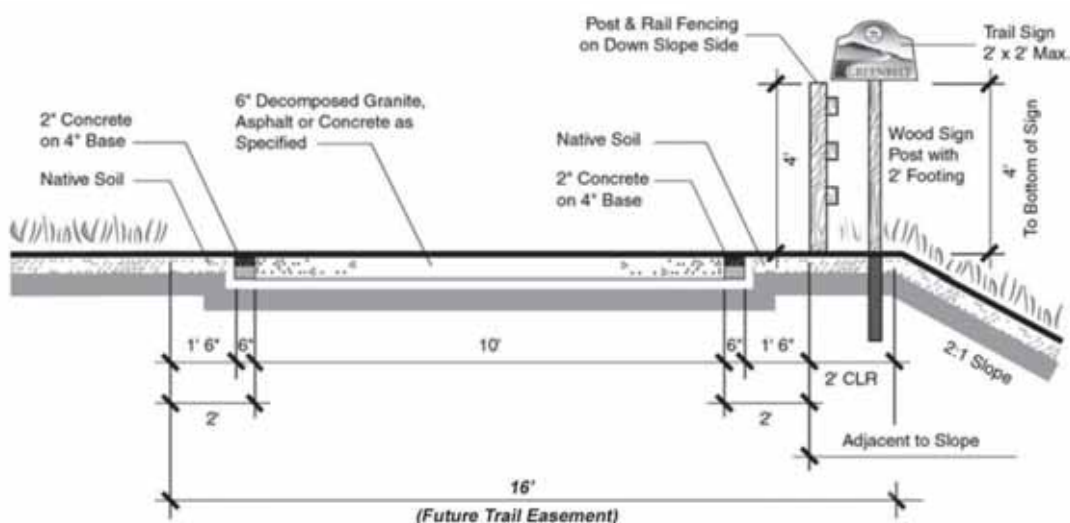


Exhibit 19
Chula Vista Greenbelt Trail



II. Village Structure

2. Regional Trails

Regional Trails provide off-street pedestrian and bicycle connections throughout Chula Vista. Chula Vista Regional Trails are located on the north side of Main Street and south side of Otay Valley Road. These trails are located adjacent to the roadways within landscape buffers. The trails are 10 feet wide to accommodate both pedestrians and bicycles and may be decomposed granite or concrete. Trail signage shall conform with the Greenbelt Master Plan.

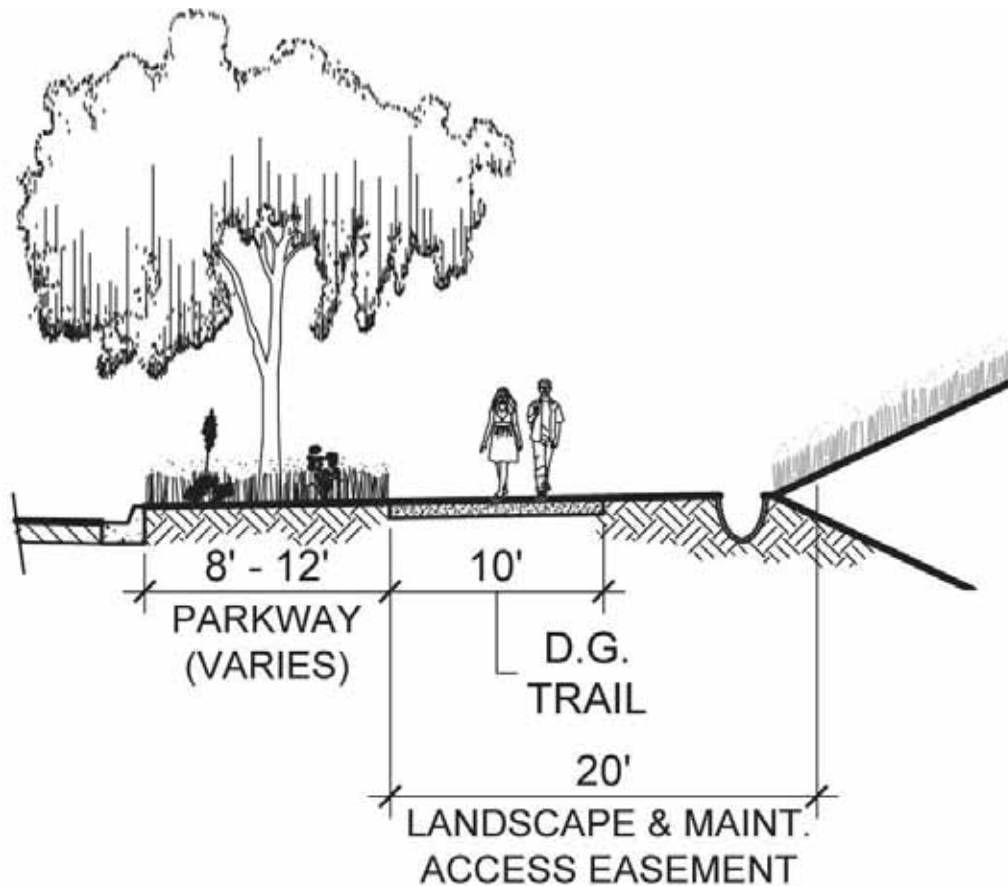


Exhibit 20
Chula Vista Regional Trail



II. Village Structure

3. Village Pathway

Village Pathways are inter-village multi-purpose paths that link all of the Otay Valley Parcel villages and provide access to the regional transit stations. In Village 8 East, a Village Pathway is proposed to extend through the village core. The Village Pathway extends from Main Street south to Otay Valley Road. The Village Pathway is a 10' concrete path, separated from the street by a landscaped, tree-lined parkway and pedestrian scaled lighting. The Village Pathway is colored concrete (Adobe Tan) with a brush finish. A Pedestrian bridge over SR-125 provides a connection to neighboring Village 9.

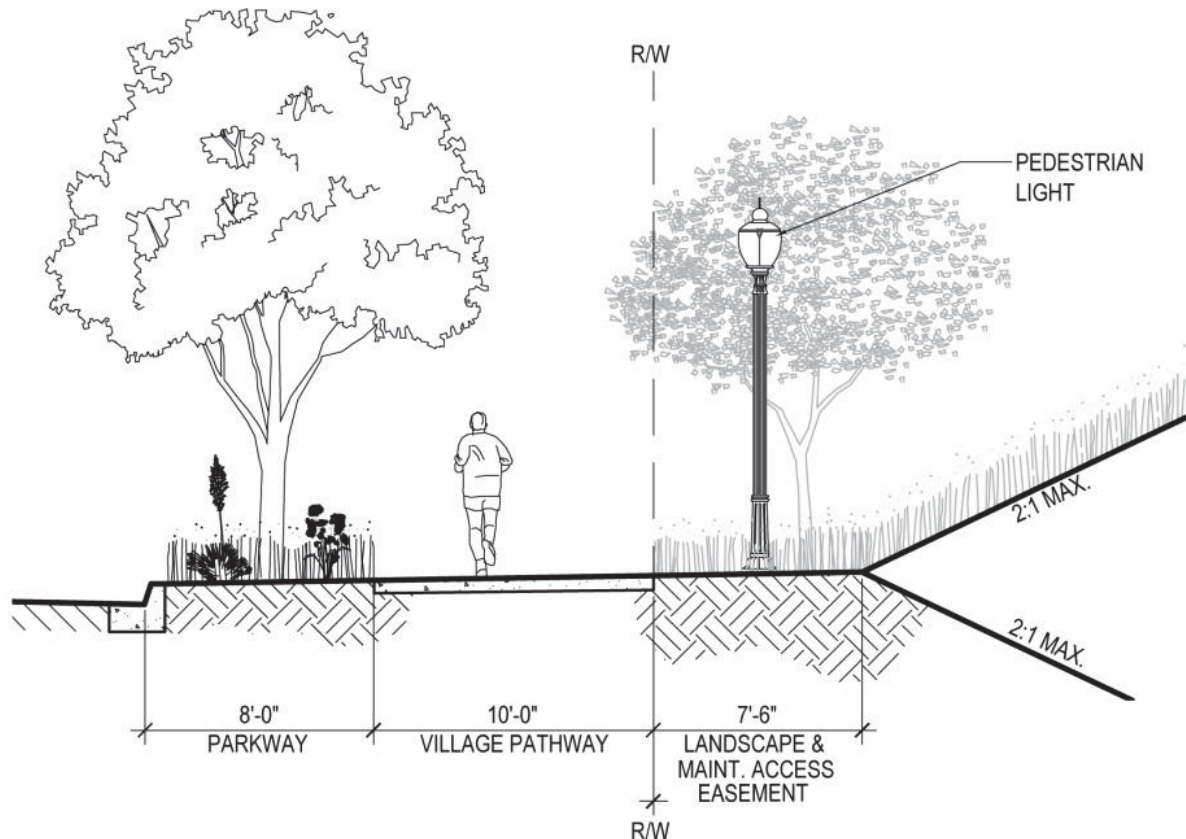


Exhibit 21
Village Pathway



II. Village Structure

4. Village Paseo

The Village Paseo is located within the single family neighborhoods in the northeast portion of Village 8 East. The 30' wide Paseo feature meanders through the neighborhoods and crosses two residential streets leading to the Village 8 East core area. The Conceptual Paseo Plan provided below includes a six foot meandering walkway, planting and turf areas, passive recreation elements, including benches, picnic and exercise areas. Enhanced paving, fencing and signage will further define the Paseo and alert vehicles at pedestrian crossings. See Conceptual Paseo Plans on Page 67 and 68.

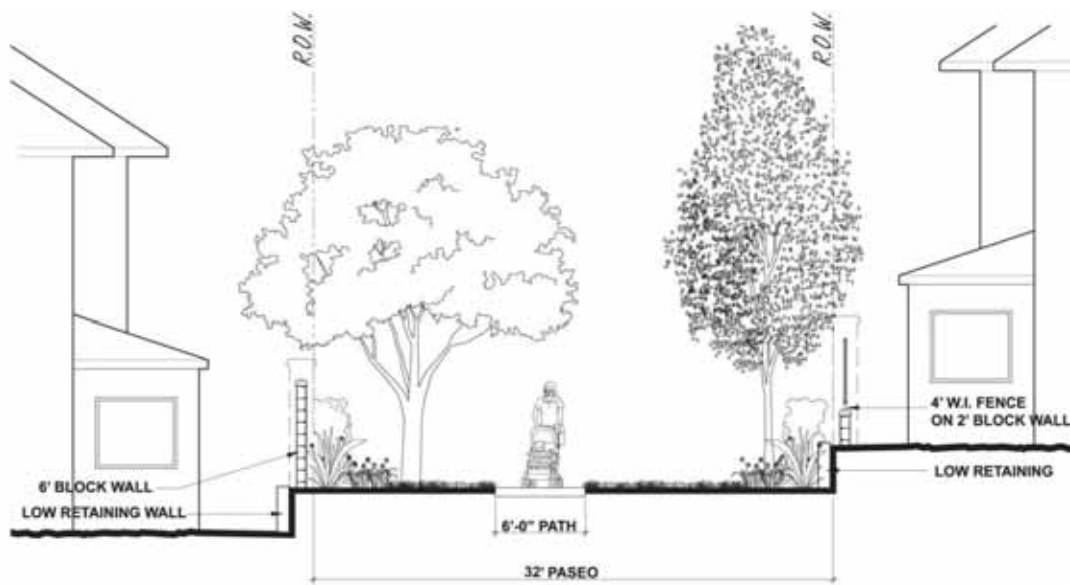


Exhibit 22
Village Paseo



II. Village Structure

5. Community Park Paseo

The Community Park Paseo is comprised of a 20' wide concrete trail that provides pedestrian access to the eastern portion of the P-2 Community Park. The paseo also serves as a maintenance/emergency access road. No public vehicular access is permitted on the Community Park Paseo.

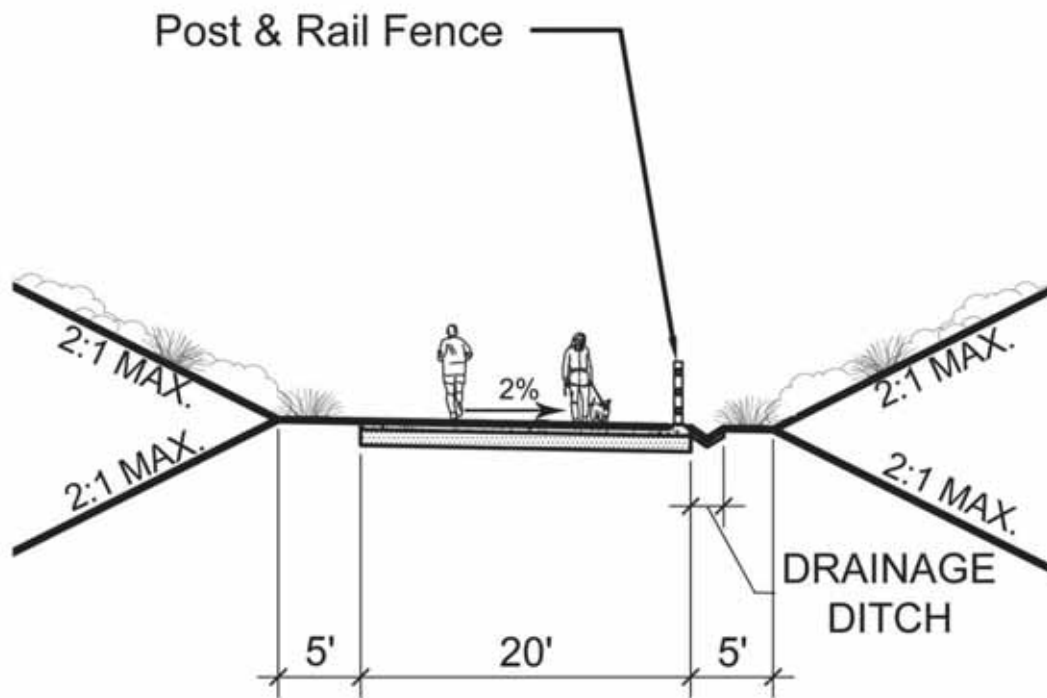


Exhibit 23
Community Park Paseo



II. Village Structure

6. Community Park Access Trail

The Community Park Access Trails provides three pedestrian connections from the Community Park to the Chula Vista Greenbelt Trail. These trails are located along the southern edge of the Community Park. Trail improvements include a 10' minimum trail surface, post and rail fencing, as necessary and trail signage.

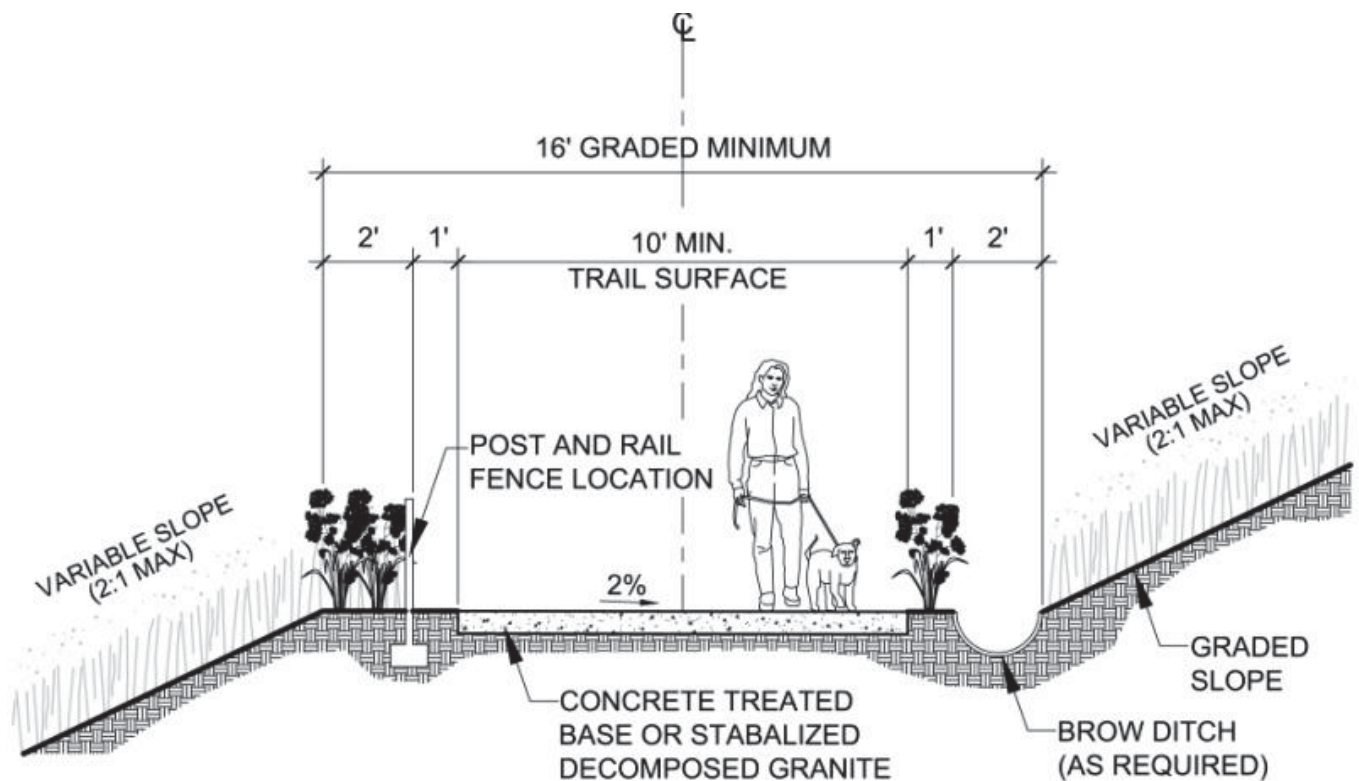


Exhibit 24
Community Park Access Trail



II. Village Structure

6. Promenade Trails

Promenade Trails, a component of village Promenade Streets, are 6 foot wide paved sidewalks enhanced with shade trees and pedestrian-scaled lighting. Promenade Pathways in the village provide links through the Village Core to recreation facilities and residential neighborhoods.

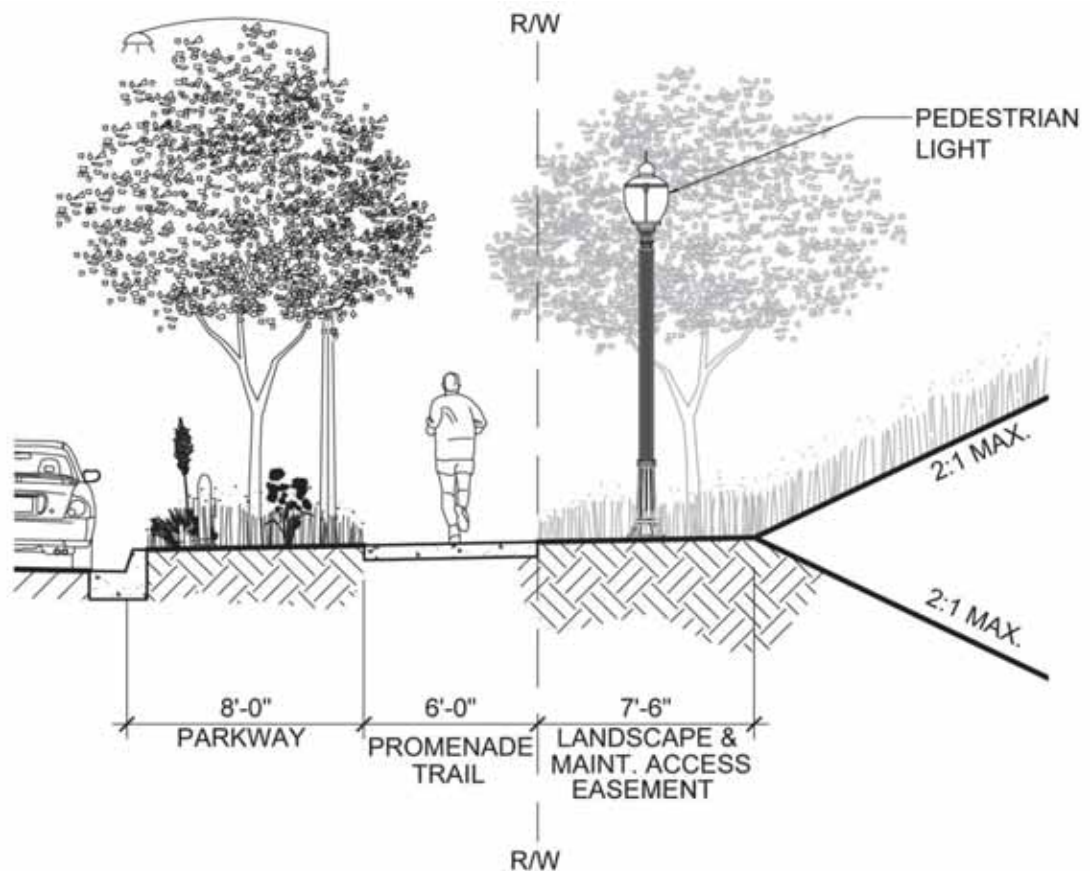


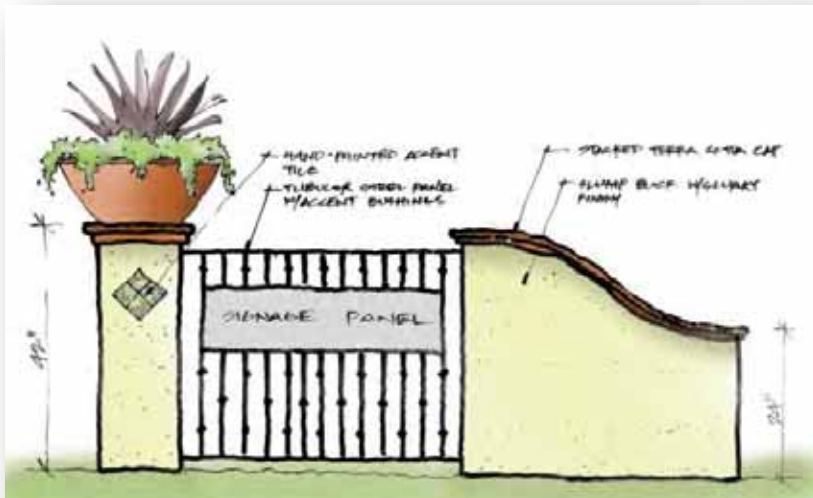
Exhibit 25
Promenade Trail



II. Village Structure

F. Village Park Concept

The village park system is designed to provide diverse park and active and passive recreational opportunities for village residents. The park and recreation facilities have been located to create focal points and identity within the village. Private facilities will be designed in conformance with the City Parks Master Plan, Design Manual and Landscape Manual. The following includes the overall plan and conceptual designs for the park and recreational facilities. Additional information regarding park and recreation facilities is provided in the Village 8 East SPA Parks,



Recreation,
Space and
Master Plan.

Open
Trails

Typical Park Signage





II. Village Structure

1. P-1 Neighborhood Park

The public neighborhood park located adjacent to the elementary school will provide active and passive recreational opportunities. The location adjacent to the elementary school creates an expanse of open space and combines active recreational activities in one area of the village. Access to the adjacent school site should be coordinated with park site design. Access to the park site should be planned along the western and southern edge. Park amenities will be in conformance with the requirements of the City Parks Master Plan and may include multi-purpose open lawn areas, ball fields, lighted sports courts, picnic shelters, a dog park, tot lots and restroom and maintenance buildings. Parking will be accommodated on adjacent streets.

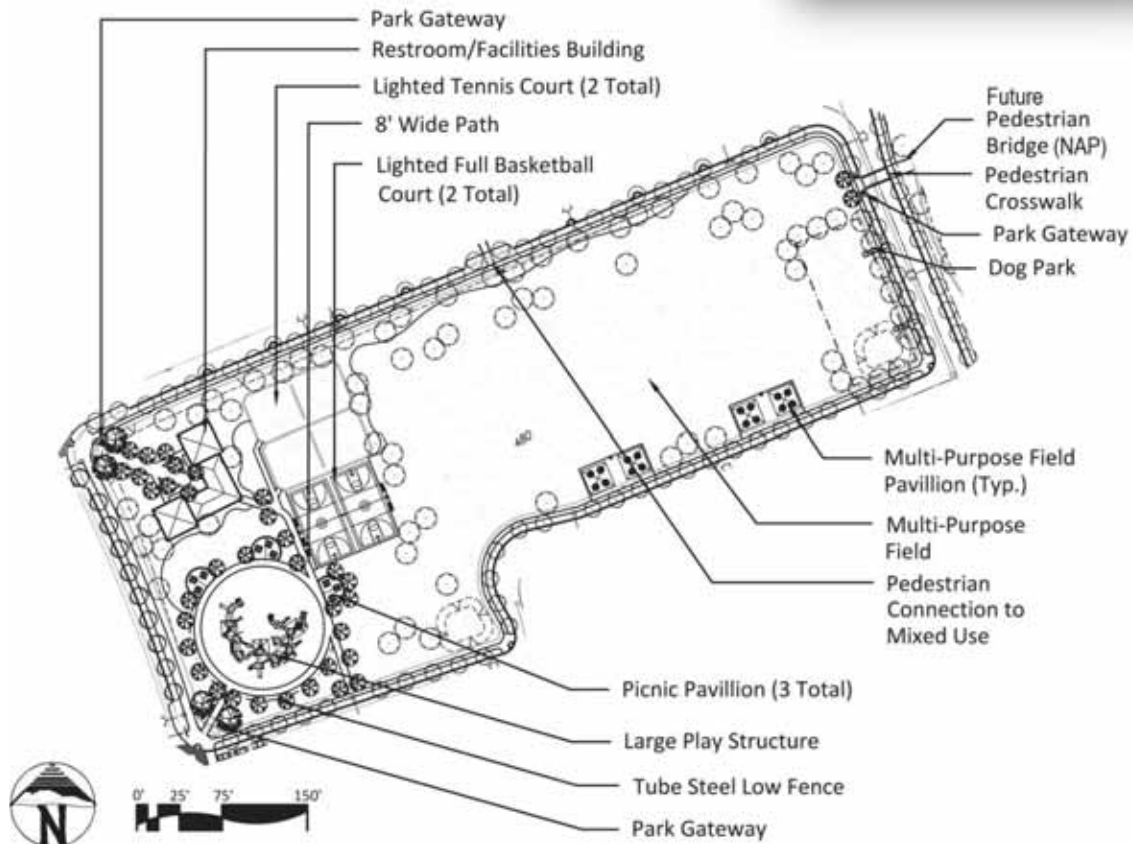


Exhibit 27
Neighborhood Park (P-1) Concept Plan



II. Village Structure

Plant Palette:

Trees:

<i>Calodendrus decurrens</i>	Incense Cedar
<i>Cedrus deodora</i>	Deodar Cedar
<i>Cupaniopsis anacardioides</i>	Carrotwood
<i>Ficus robiginosa</i>	Rustyleaf Fig
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Laurus nobilis 'Saratoga'</i>	Sweet Bay
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Rhus lancea</i>	African Sumac
<i>Tristania conferta</i>	Brisbane box

Shrubs & Groundcovers:

<i>Agapanthus africanus</i>	Lily-of-the-Nile
<i>Agapanthus Rancho White</i>	White Lily-of-the-Nile
<i>Aloe species</i>	Aloe
<i>Anaigozanthos hybrids</i>	Kangaroo Paw
<i>Bougainvillea species</i>	Bougainvillea
<i>Callistemon citrinus Compacta</i>	Dwarf Lemon Bottlebrush
<i>Carissa macrocarpa Green Carpet</i>	Prostrate Natal Plum
<i>Ceanothus species</i>	Carmel Creeper
<i>Cistus species</i>	Rock Rose
<i>Dietes bicolor</i>	Fortnight Lily
<i>Echium fastuosum</i>	Pride of Madeira
<i>Lantana montevidensis</i>	Lantana
<i>Lavendula species</i>	Lavender
<i>Ligustrum japonicum 'Texanum'</i>	Texas Privet
<i>Limonium perezii</i>	Sea Lavender
<i>Myoporum parvifolium Putah Creek</i>	No Common Name
<i>Phormium species</i>	Flax
<i>Rosmarinus officinalis</i>	Rosemary
<i>Scenecio mandraliscae</i>	Kleina
<i>Strelitzia nicotia</i>	Giant Bird of Paradise
<i>Strelitzia reginae</i>	Bird of Paradise

Grasses (Parkway planting):

<i>Carex spp.</i>	Sedge
<i>Dianella spp.</i>	Flax Lily
<i>Muhlenbergia capillaris</i>	Pink Muhly
<i>Pennisetum setaceum 'Sterile Green'</i>	Sterile Green Fountain Grass
<i>Dianella revolute 'DTN03'</i>	Dianella 'Babby Bliss'
<i>Dianella caerulea 'DBB03'</i>	Dianella 'Cassa Blue'
<i>Dianella caerulea 'DCMP01'</i>	Dianella 'Little Becca'



II. Village Structure

Dianella revolute 'DR5000'
Dianella spp.

Dianella 'Tsred'
Dianella 'Yellow Stipes'

Turf:

Paspalum vaginatum 'Aloha'

Seashore Paspalum

2. P-2 Community Park

A community park is located in the south of Village 8 East within the Otay River Valley. The Otay Valley Preserve area surrounds the park and provides opportunities for views to expanded open space. The park serves the active recreational needs of the southern Otay Ranch villages with lighted play fields and sport courts, recreation complexes (buildings and swimming pools), children's play areas and parking areas. Passive recreational areas will be located adjacent to the Otay River Valley as a transition between developed and natural open space. This park will contain amenities and facilities described in the City of Chula Vista Parks Master Plan. Two points of access are planned from the north via the Community Park Entry Drive and Community Park Paseo. Access between the community park and the Chula Vista Greenbelt Trail is provided at three points along the southern park edge. A local staging area may be established within the community park to direct trail users to the Chula Vista Greenbelt Trail/OVRP Trail. Lighting within the P-2 Park shall be directed away from adjacent Preserve areas and shielded to prevent light spillage into the Preserve. See "Public Park Lighting" on Page ____ for additional lighting guidelines. Landscaping within the 100' Preserve Edge/Brush Management Zone must be consistent with the "Approved Plant List" (Attachment A) and consistent with the Preserve Edge and Fire Protection Plan.





II. Village Structure

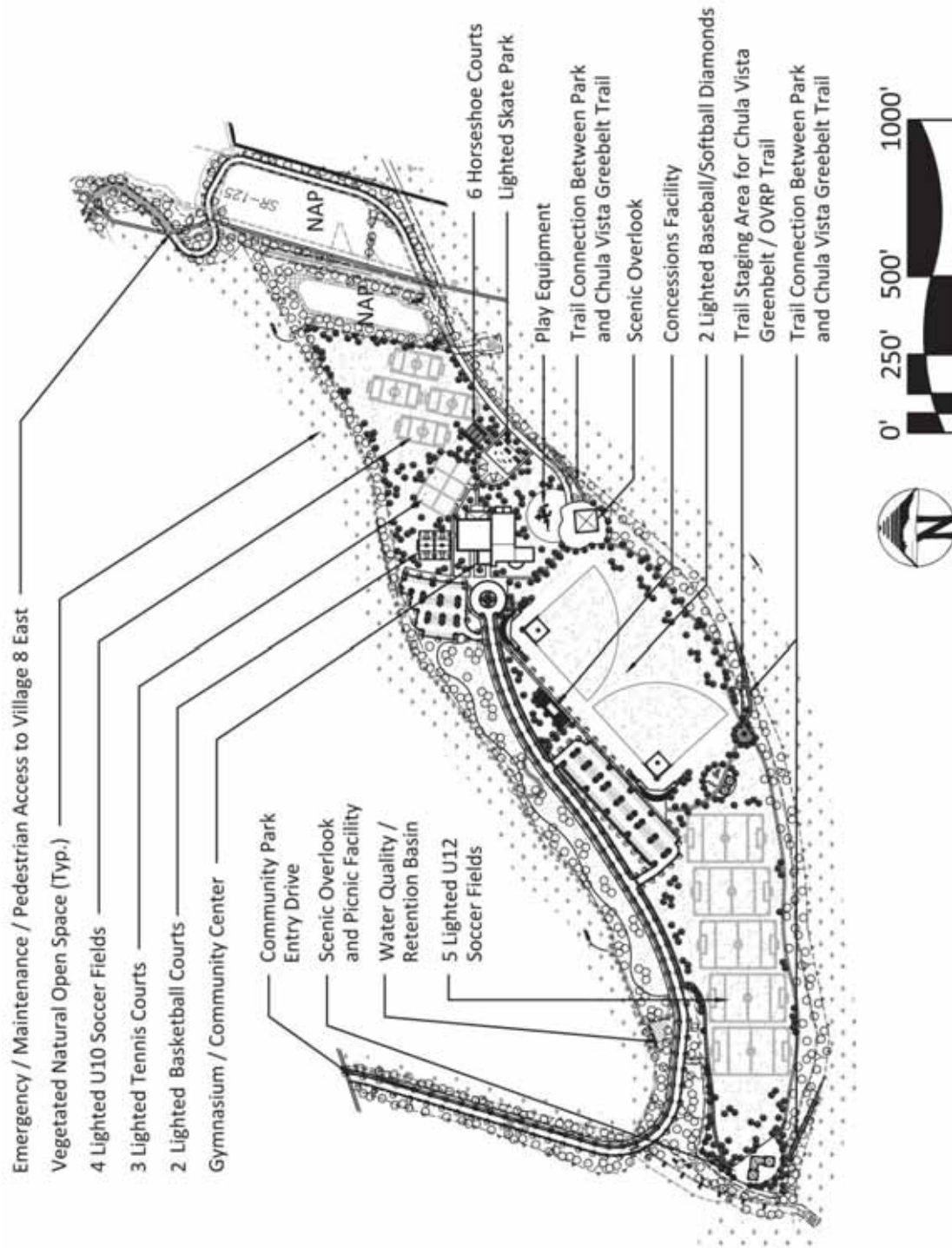


Exhibit 28
Community Park (P-2) Concept Plan



II. Village Structure

Plant Palette:

See P-1 Park plant palette above. Perimeter areas are subject to the Village 8 East Preserve Edge Plan and Village 8 East Fire Protection Plan.

3. Community Purpose Facilities

Community purpose facilities are defined in Chula Vista Municipal Code 19.48 PC – Planned Community Zone. The Village Core includes a CPF site (CPF-1) within the Mixed Use area. This site is intended to meet the demand for a site that could accommodate a church, non-profit user (such as a YMCA, Boys & Girls Club, etc). The remaining two sites are privately owned and maintained Private Recreation Facilities (PFR) and are located to provide recreational amenities in proximity to neighborhoods throughout the village. The facilities create focal points in the village and are connected through the village pedestrian circulation system. Each facility will be designed to complement the surrounding neighborhood and amenities will be tailored to the specific needs of the neighborhood. Typical concept plans are provided below.



Plant Palette:

See P-1 Park Plant Palette above.





II. Village Structure

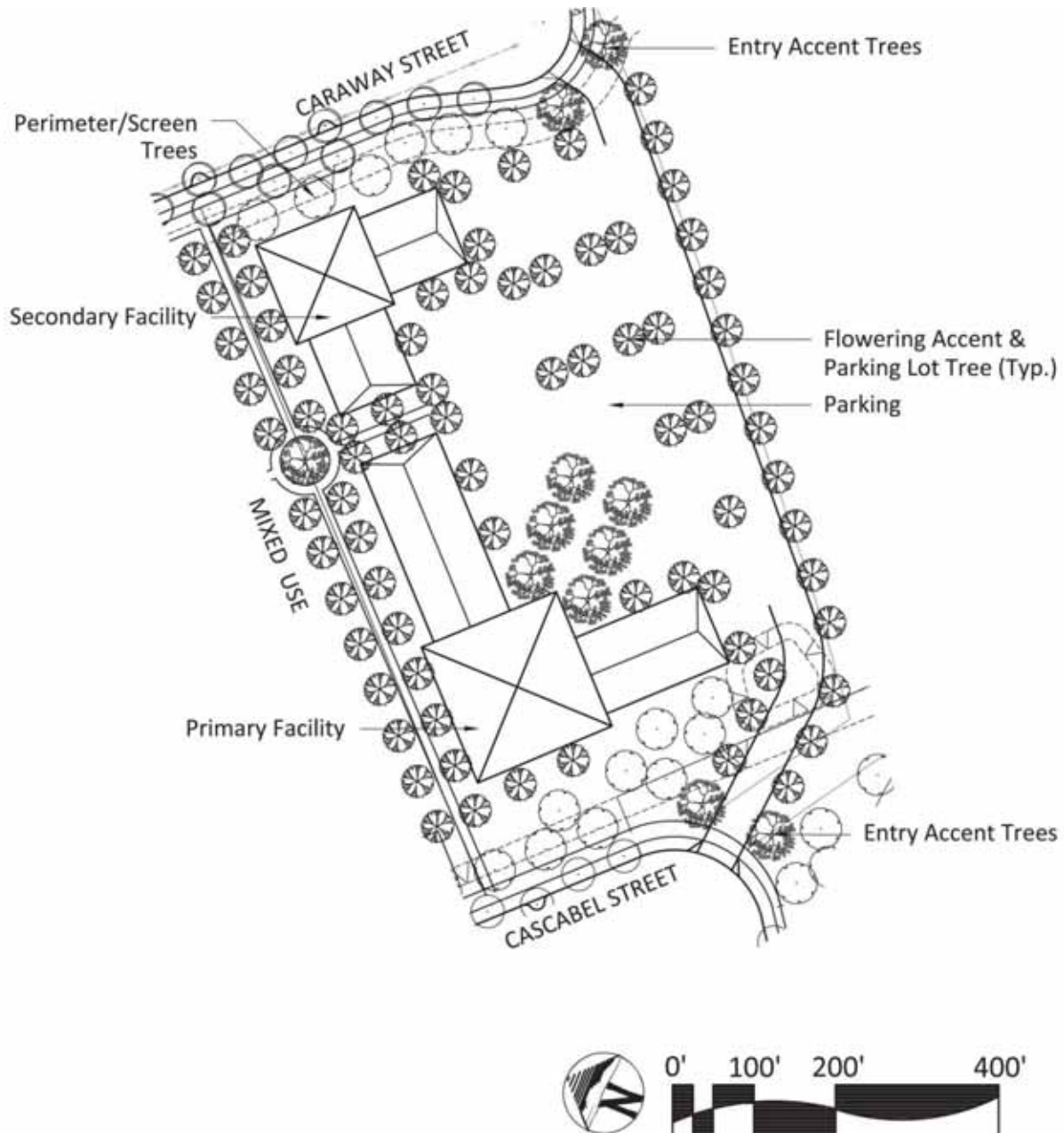


Exhibit 29
Private Recreation Facility Concept Plan (CPF-1)

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.
Note: CPF-1 Site may be located on any portion of the MU Parcel.



II. Village Structure

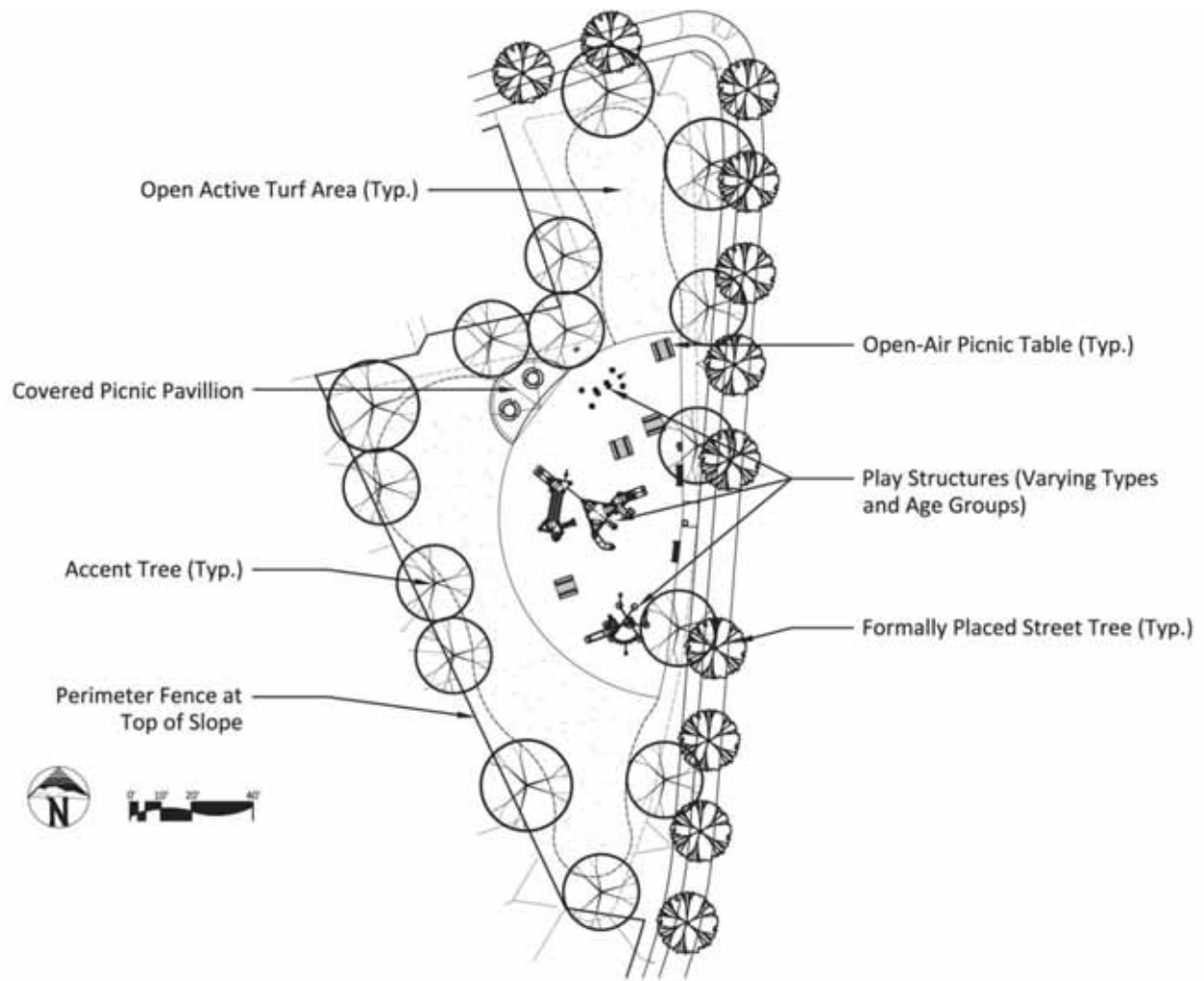


Exhibit 30
Private Recreation Facility Concept Plan (CPF-2)

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



II. Village Structure

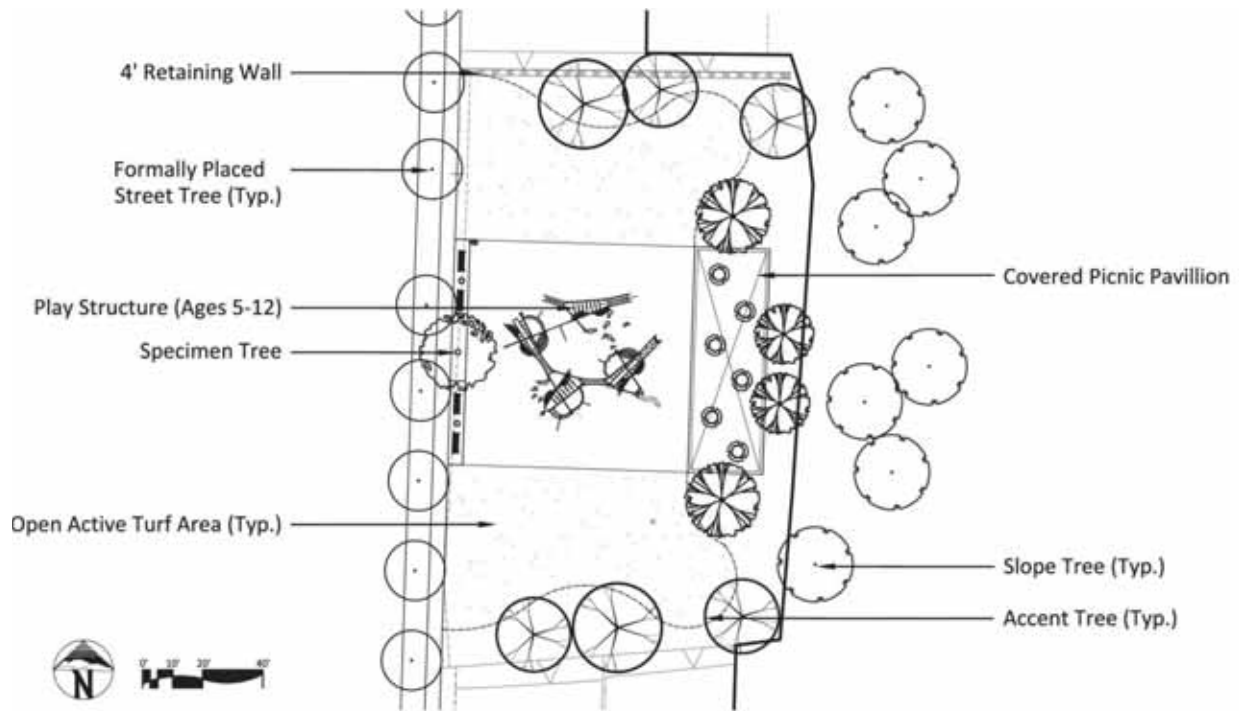


Exhibit 31
Private Recreation Facility Concept Plan (CPF-3)

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

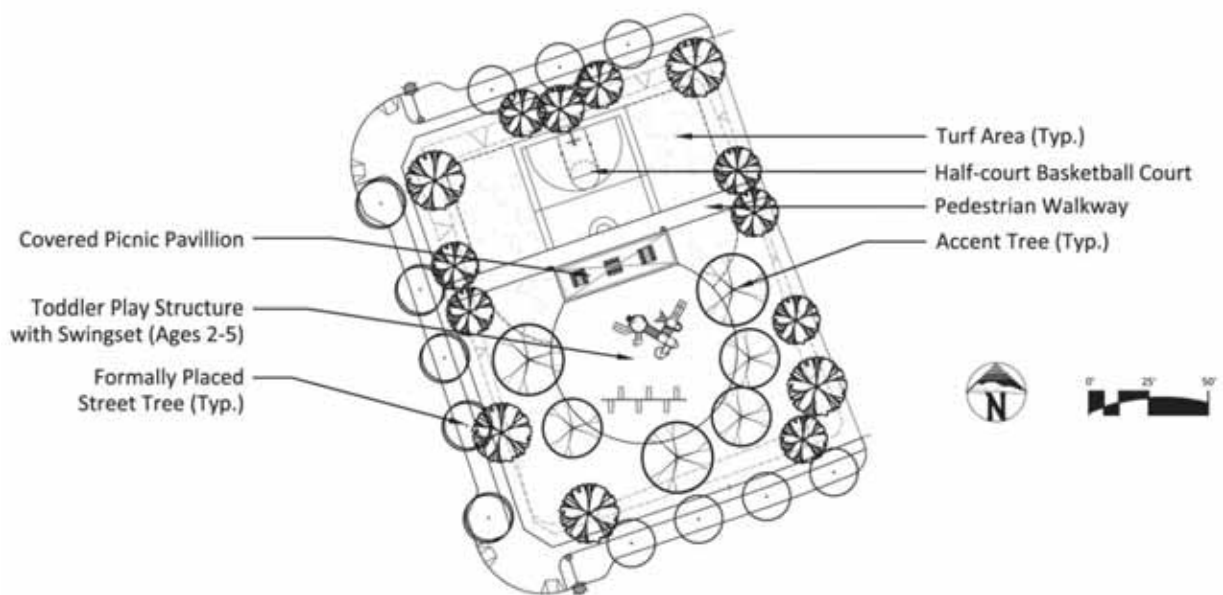


Exhibit 32
Private Recreation Facility Concept Plan (CPF-4)

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



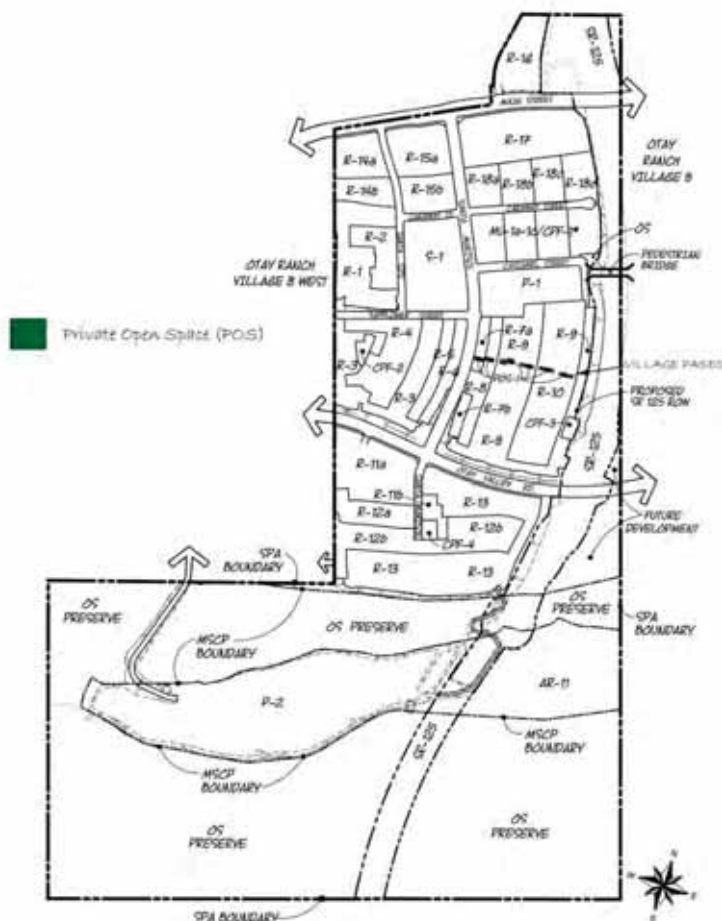
II. Village Structure

4. Private Open Space

Village 8 East provides a Private Open Space Area (POS-1) centrally located with single family neighborhoods south the of the Village Core. POS-1 is a Paseo which passes through four neighborhoods, providing a pedestrian connection to the active uses planned within the village core, including the mixed use area, neighborhood park and elementary school. The Paseo includes a meandering walkway, planting and turf areas, passive areas including picnic tables and benches, as well as exercise stations for active recreational opportunities.

Plant Palette:

See P-1 Park Plant Palette above.





II. Village Structure

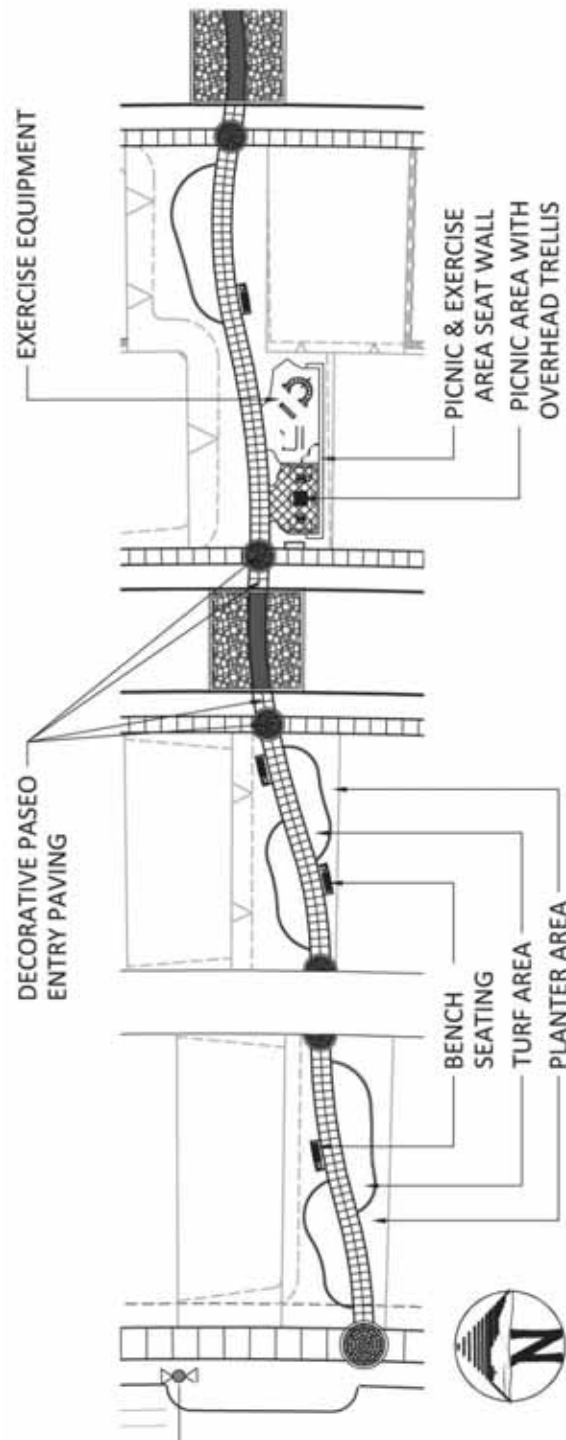


Exhibit 33a
Private Open Space (POS-1) – Village Paseo West Segment



II. Village Structure

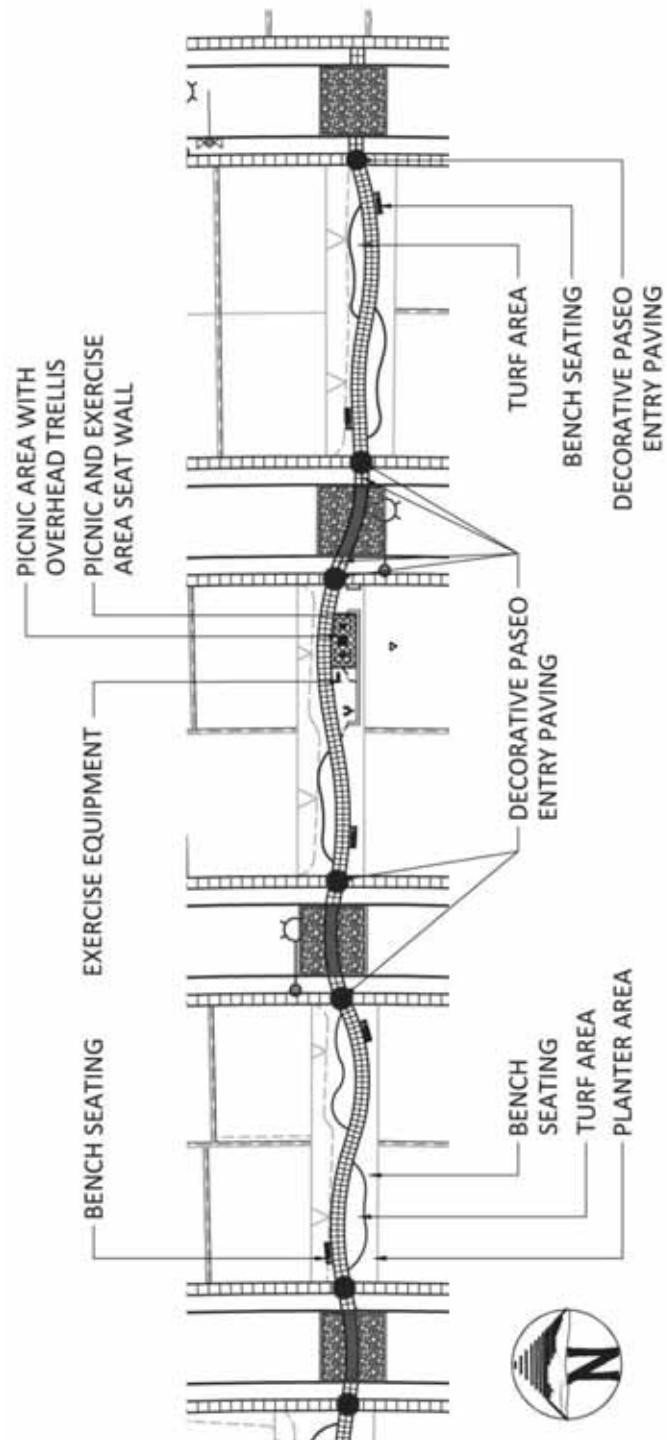


Exhibit 33b
Private Open Space (POS-1) – Village Paseo East Segment



II. Village Structure

G. Wall and Fence Concepts

1. Community Walls

The Ranch-wide theme will be maintained through a comprehensive system of walls and fences. Walls at the Village entries will be designed to accent the entries and establish the European inspired Monterey character. Entry monumentation and architectural walls will be comprised of a light stucco finish and will provide screening, sound attenuation, security and neighborhood identity. Community perimeter walls will be constructed of integral color mid-tone concrete block. An enhanced wall design is also proposed at key locations within the village core and at community entries. Plantable Retaining Walls are planned in three locations as described on Pages 28 to 37.





II. Village Structure

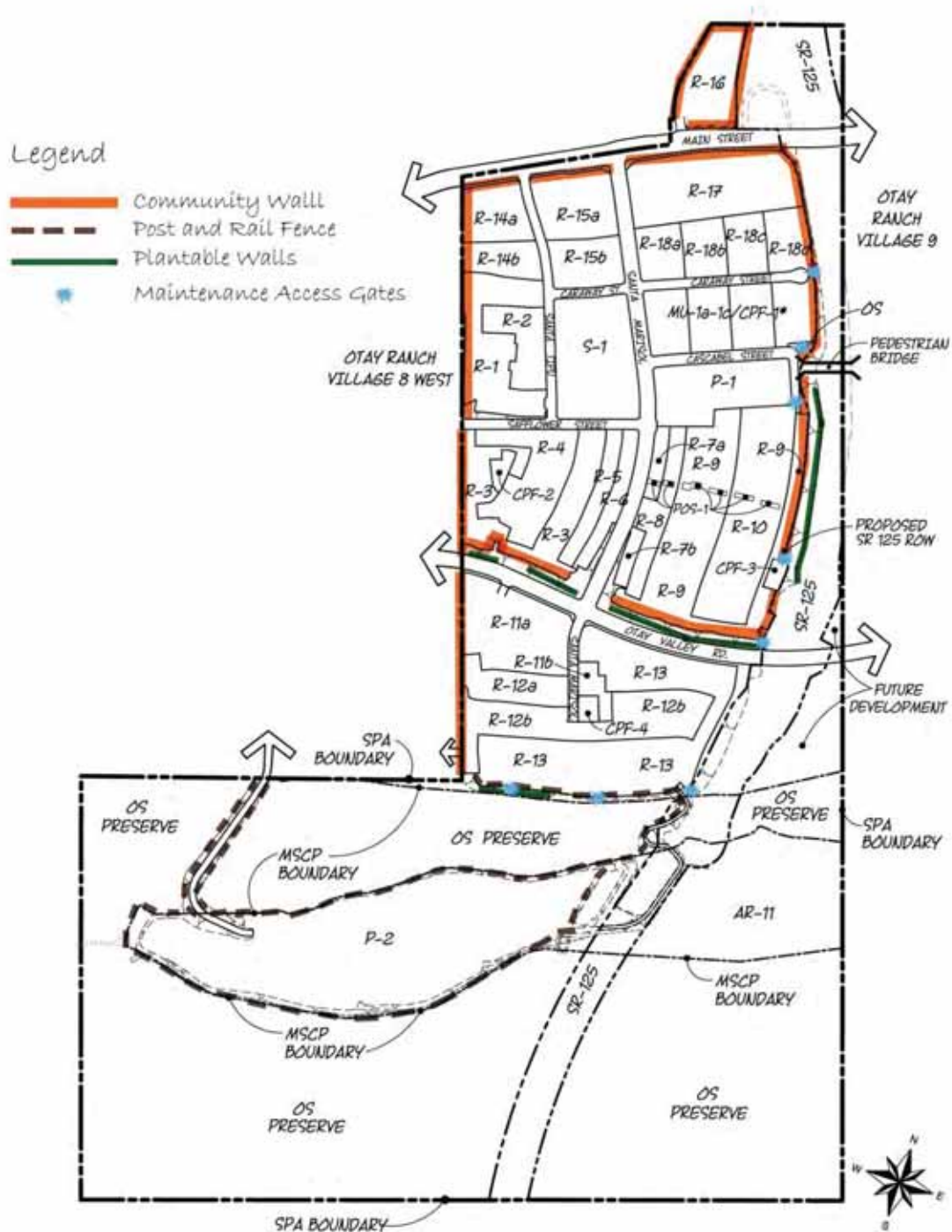
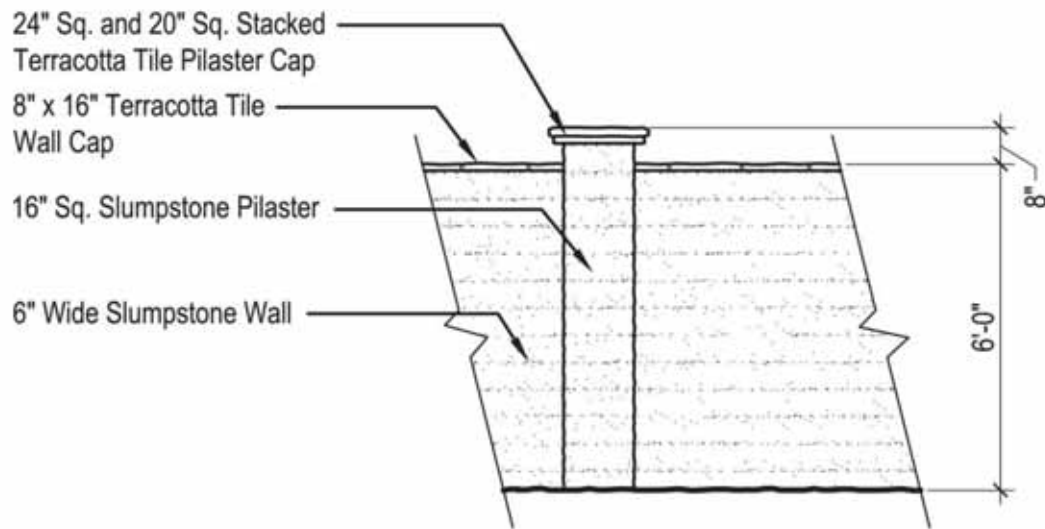


Exhibit 34
Fence and Wall Concept Plan



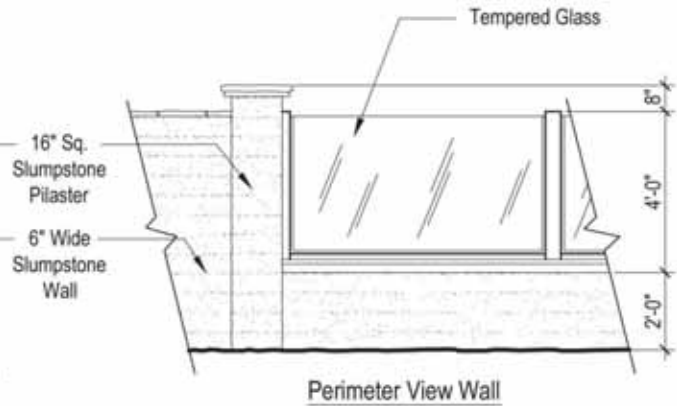
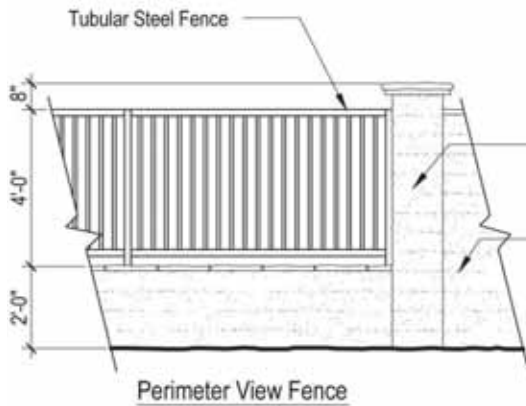
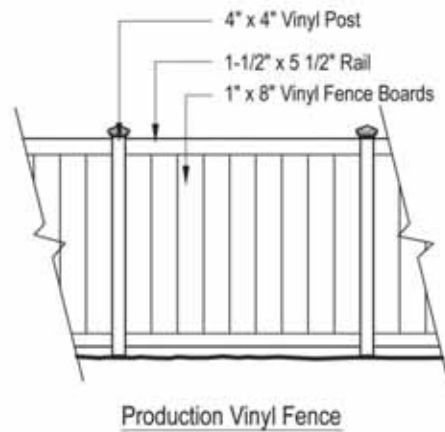
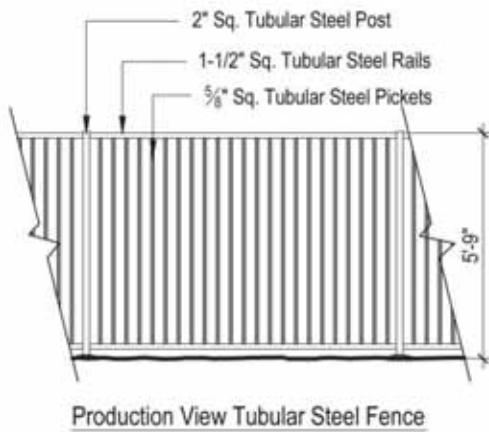
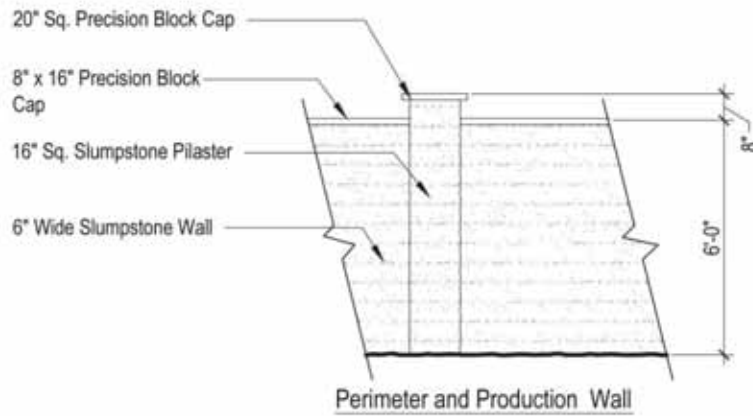
II. Village Structure



Enhanced Perimeter Pilaster and Wall



II. Village Structure



All block to be ORCO Block "La Paz" color or approved equal.
 All tubular steel fencing and hardware to be Frazee Paint color #AC093N Alligator or approved equal.
 All vinyl fencing color to be Tan or approved equal.



II. Village Structure

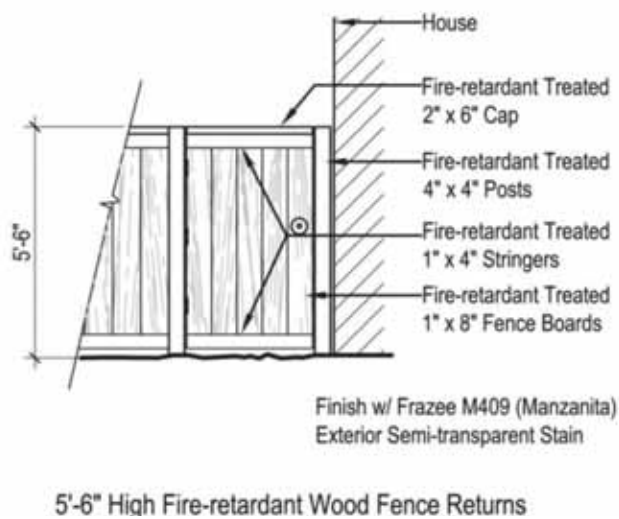
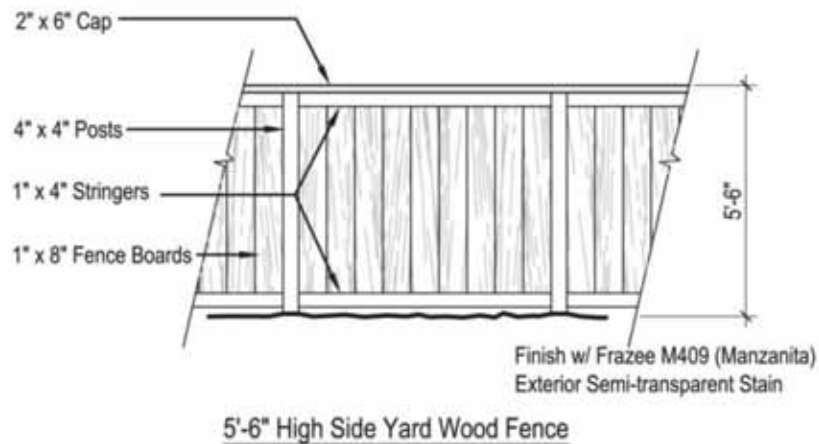
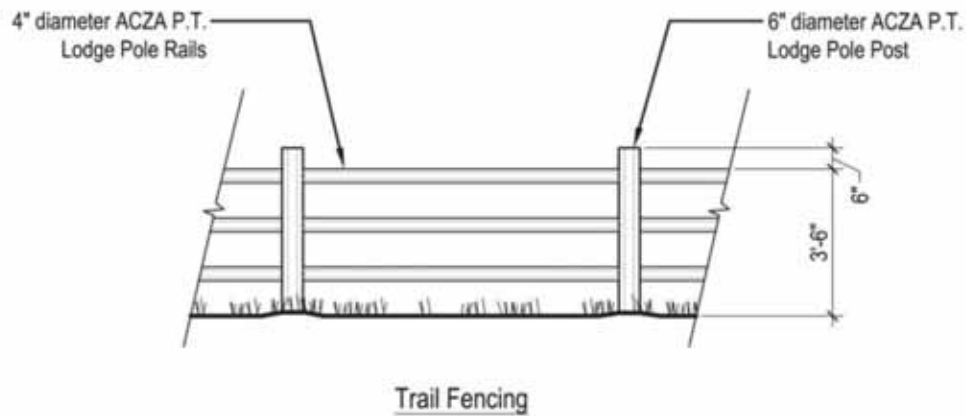


Exhibit 35
Fence and Wall Details

Side yard fencing, including returns, are subject to the Village 8 East Fire Protection Plan requirements.



II. Village Structure

H. Lighting Concepts

The village lighting design concept focuses on the quality of light along specific corridors and areas. Light standards must have a distinctive character to relate to the corridors they serve.



Lighting along pedestrian corridors must be more human in scale, closer spaced and lower than is typically found on an urban street. Light standards should be manufactured of high-quality materials that are visually pleasing. The base, pole and light fixture must be attractive and suitable to the design theme of the village. Street light and Village Pathway fixtures, within the Village Core, shown below are conceptual. Final fixture design will be determined in the Village 8 East Master Precise Plan. The objectives for exterior lighting are as follows:

- ❖ To contribute to the safe and efficient use of all public and private areas in the village.
- ❖ To increase the perception of personal and property safety.
- ❖ To complement and reinforce the architectural and landscape character of all public and private spaces.
- ❖ To contribute to the ease of way finding through the village.
- ❖ To meet all applicable public and environmental standards, including energy conservation.
- ❖ To provide a consistent quality of lighting throughout the village.
- ❖ To avoid adverse impacts such as excessive glare and light spill.
- ❖ To reinforce the identity of each component of the village, including private and public space improvements.
- ❖ To avoid adverse impacts to sensitive biological resources within the adjacent Otay Ranch Preserve by directing light away from Preserve areas through the placement and shielding of light fixtures.
- ❖ Special accent lighting may be proposed within the mixed use commercial, CPF sites and school site (See Exhibit 33). Special accent lighting may include architectural, pathway and/or lighting on signage. All special accent lighting proposed within the 100' Preserve Edge must be shielded and directed away from the Preserve to minimize/avoid light





II. Village Structure

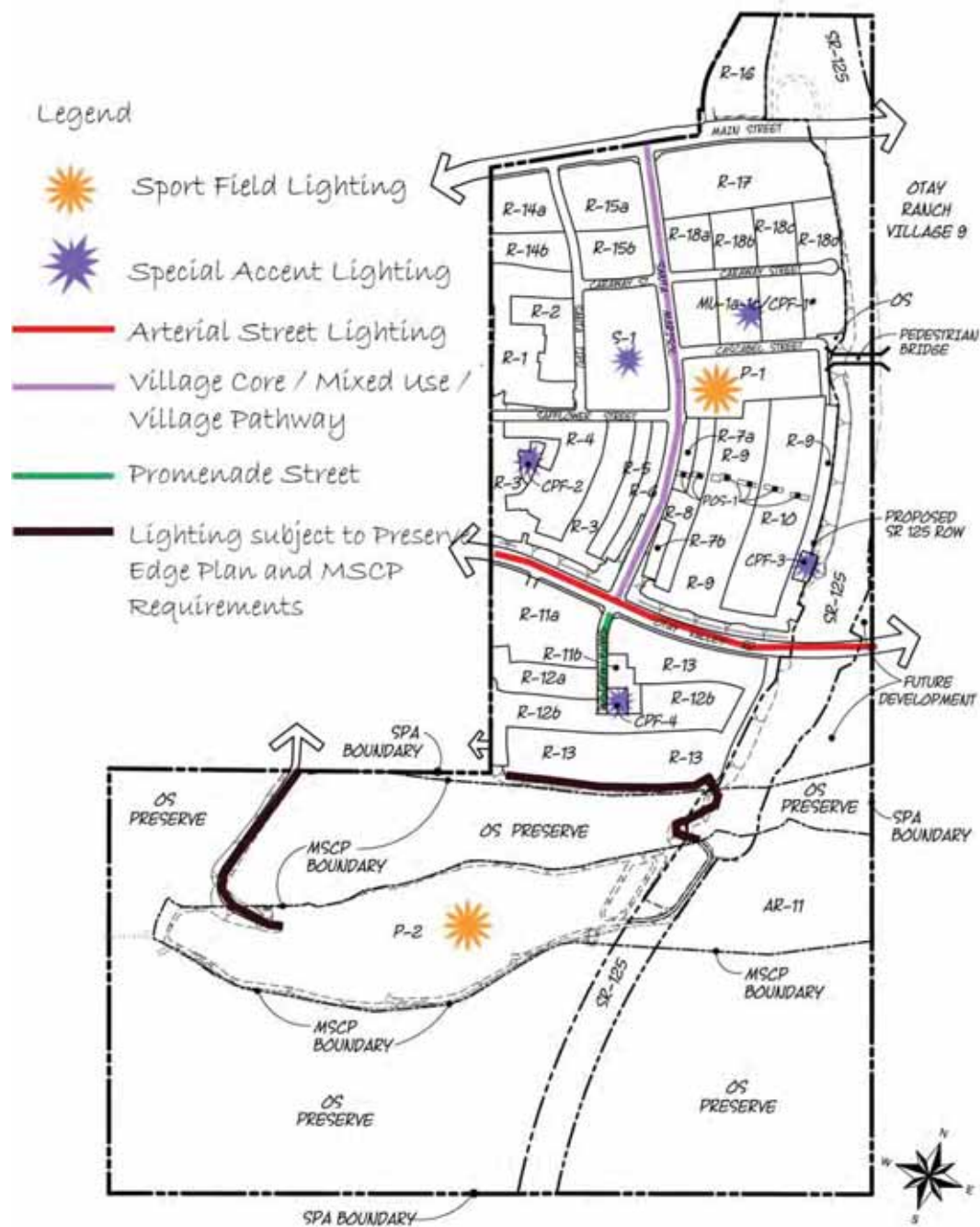
spillage into Preserve areas. Detailed lighting plans will be provided at the improvement/site plan level.

- ❖ Sport field, sport court, parking lot and architectural lighting are planned with public parks, including Neighborhood Park, P-1 and Community Park P-2. Lighting within public parks must be shielded to prevent light spillage into adjacent MSCP Preserve area and other adjacent land uses. See "Public Park Lighting" on Page 81_ for lighting requirements.





II. Village Structure



Note: Lighting within the Community Park and along the Community Park Entry Road and Community Park Paseo is subject to MSCP Adjacency Guidelines. Special accent lighting to be determined in conjunction with improvement/site plans.

Exhibit 36
Lighting Concept Plan



II. Village Structure

1. Secondary Village Entry Street Lighting

Street lighting will be from the opposite side of the street from the pathway. The pathway lighting will be illuminated by a pedestrian scale theme light source.

Pole:

Custom color concrete, approximately 22 feet tall for street lights and painted metal theme character 12 feet tall for pathway lights.

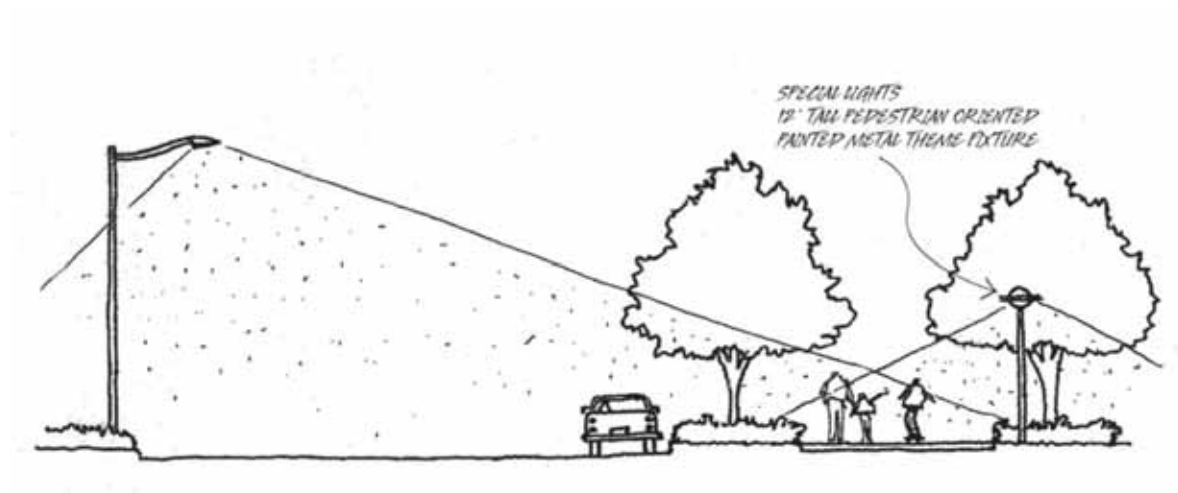
Fixture Type:

Street lights – conventional with special color fixture and custom color concrete pole.

Pathway lights – design and color complimentary to the Village design theme.

Lamp Type:

LED Lamp





II. Village Structure

2. Residential Streets (Promenade) Lighting

Promenade Streets serve automobile, pedestrian and/or bicycle traffic. Street lighting will be located on the opposite side of the street from the promenade walk. Pedestrian scale lighting will be located next to the promenade walk.

Pole:

Custom color concrete, approximately 22 feet tall for street lights and painted metal theme character 12 feet tall for pathway lights.

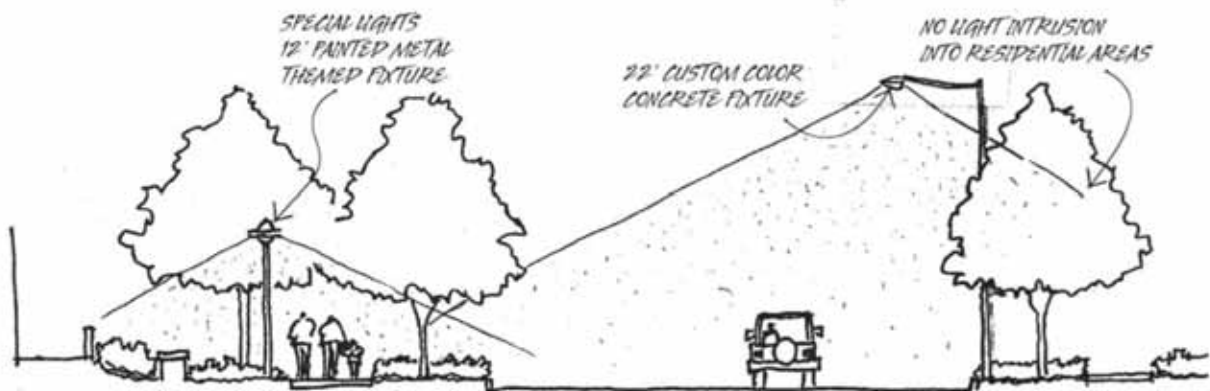
Fixture Type:

Cut-off feature for glare control for both lights.

Standard "Cobra Style" with cut off shield for street lights. Theme fixture for pedestrian path lights with shield.

Lamp Type:

LED Lamp





II. Village Structure

3. Parkway Residential Street Lighting

Residential streets are semi-urban roads with a pedestrian scale. The streets have homes on one or both sides, with pedestrian walks and on-street parallel parking.

Pole:

Pre-cast custom color concrete approximately 22 feet tall.

Fixture Type:

Cut-off feature for glare control, either pole top or single davit mount.

Lamp Type:

LED Lamp

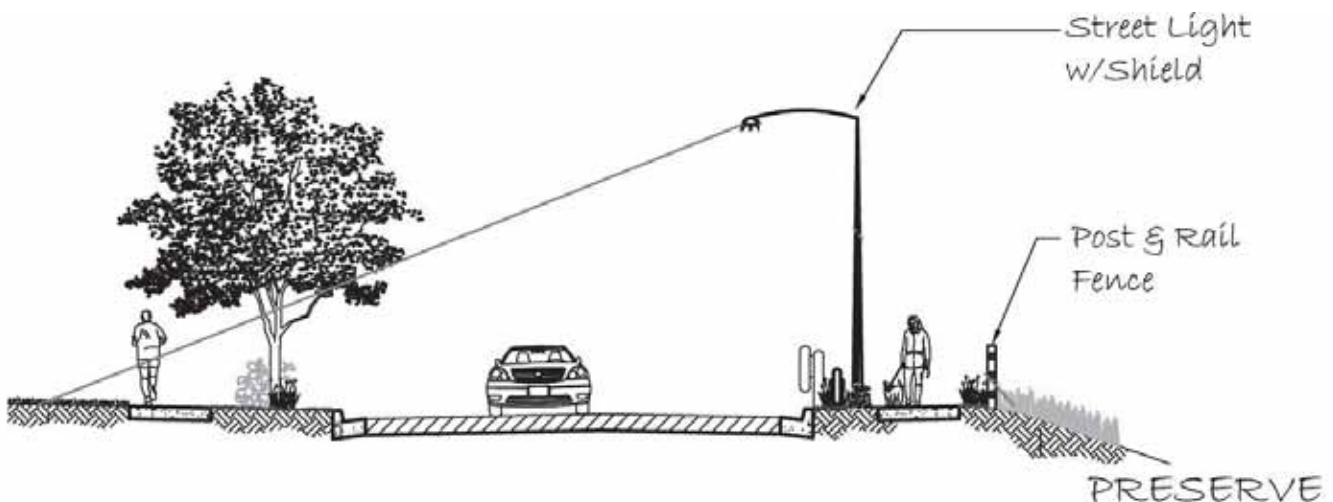




II. Village Structure

4. Lighting within 100' Preserve Edge

Lighting is proposed along the Modified Residential Street located within the 100' Preserve Edge. This single-loaded street has a home on one side of the street, with pedestrian walks on both sides of the street and on-street parallel parking permitted in front of homes. Light fixtures must be shielded to minimize light spillage (see example below) into Preserve areas. In addition, street lights must be installed on the south side of the single-loaded street, closest to the Preserve area with light directed away from the Preserve. See Page 79 for Parkway Residential Street Light details.

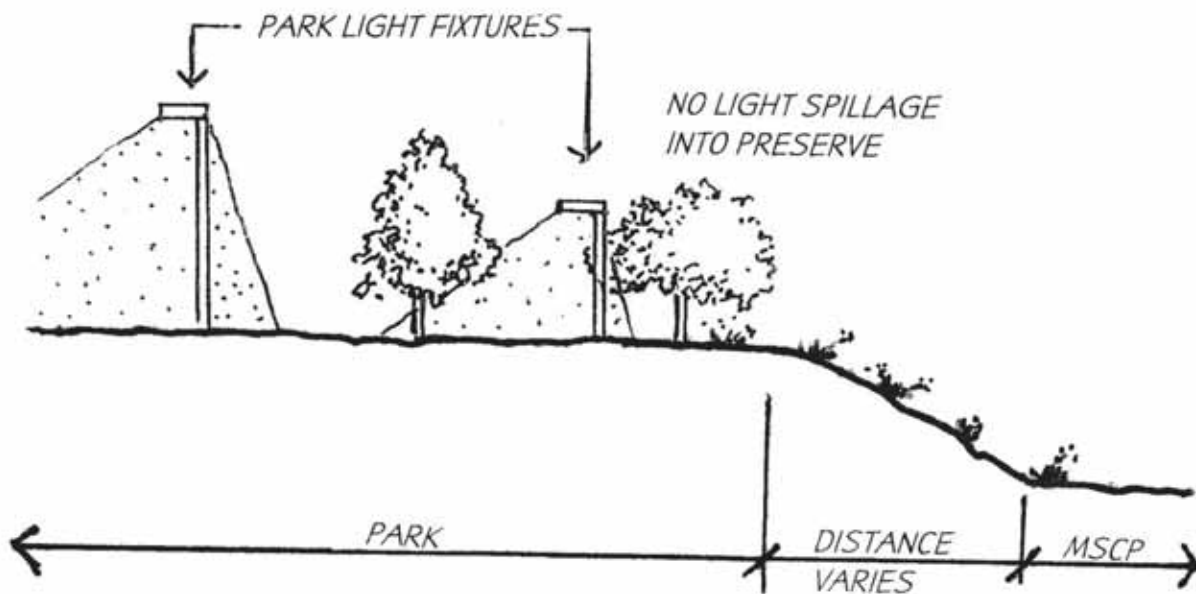




II. Village Structure

5. Public Park Lighting

Lighting is planned within the P-1 Neighborhood Park and P-2 Community Park. Sport Court and field lighting will be provided to accommodate night-time use of sports fields and courts within public parks. In addition to sport court and field lighting, pathway/sidewalk, parking lot and architectural lighting may also occur within public parks. Light fixtures must be shielded to minimize light spillage into Preserve areas and other adjacent land uses. Specific lighting fixtures and lamps will be determined during the park master planning process.





II. Village Structure

6. Parking Lot Lighting

Parking lot lighting is consistent throughout the village, in terms of fixture height, spacing, light source and performance characteristics. Fixture style may differ between projects if necessary. Parking lots should be adequately lighted with pole mounted fixtures. Parking lot lighting adjacent to residential uses should be located to minimize light intrusion and be adequately shielded.

Pole:

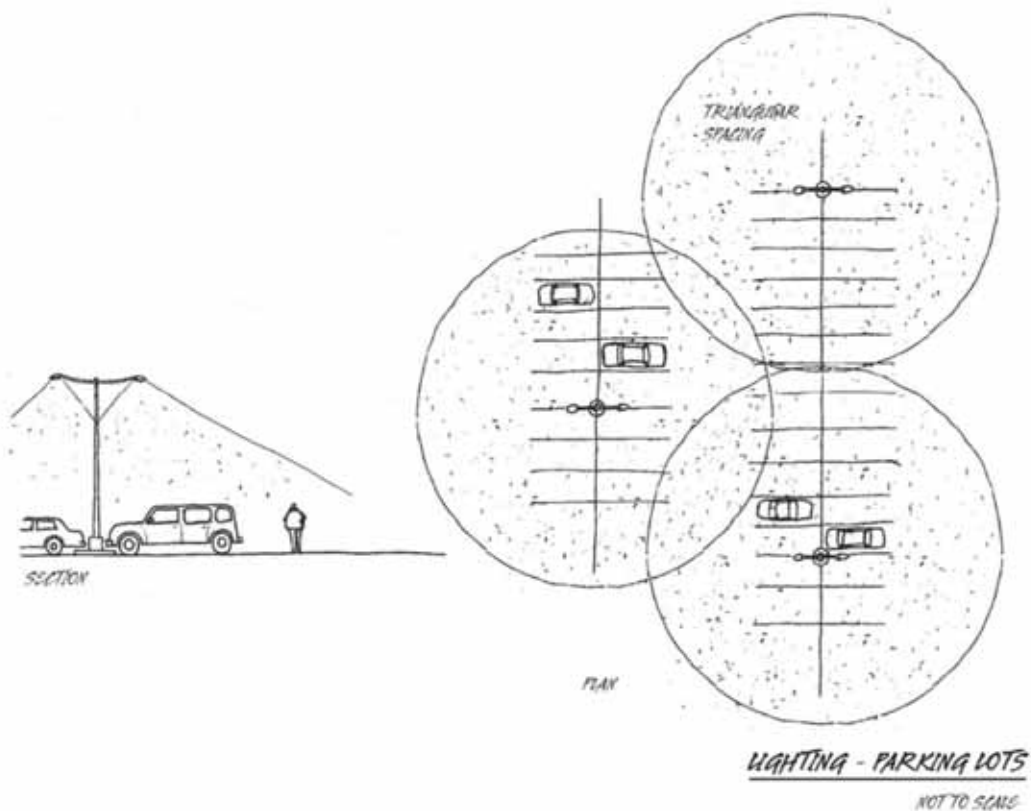
Painted metal, 20 feet tall, triangularly spaced.

Fixture Type:

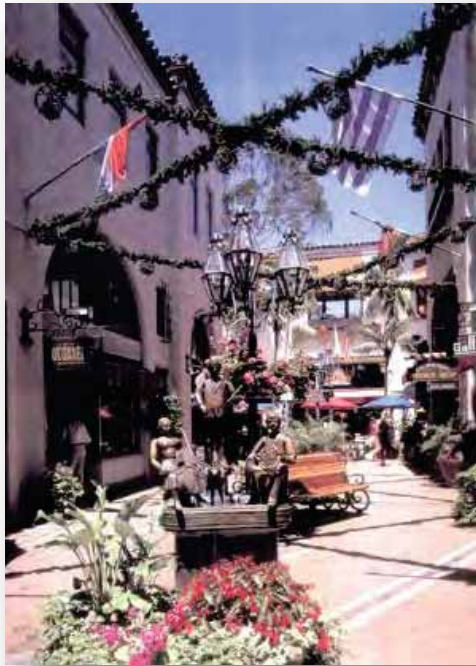
Single or double mount, full cut-off fixtures.

Lamp Type:

LED Lamp



III. Village Core Guidelines



- A. Village Core Design Concept
- B. Village Design Features



III. Village Core Guidelines

A. Village Core Design Concept

The primary feature of the village is the Village Core. The village core is composed of a variety of land uses that form the social, commercial and recreational focus for the village. The land uses that form the Village 8 East core are a neighborhood park, an elementary school, mixed-use commercial and a variety of higher density residential housing types. The design objectives for creating the Village Core are:

- ❖ Create a sense of place with a highly identifiable character.
- ❖ Create a pedestrian friendly environment with activity, enclosure and comfort in specific areas.
- ❖ Maximize connections to the Village Core from secondary area residential development with pedestrian and bicycle routes.
- ❖ Implement a "Main Street" concept for the commercial/mixed-use area.
- ❖ Balance parking and vehicle access needs of commercial uses with the pedestrian focus within the village.
- ❖ Encourage a unified architectural style within the commercial core that can accommodate pedestrian oriented urban design concepts consistent with the village character.

In order to achieve these objectives, a conceptual plan has been developed. The plan addresses the arrangement and connection of uses in the Village Core and conceptually depicts the siting of buildings and parking. The unique character intended within the Village Core precludes the use of fixed or mandated design solutions. Instead, the critical elements of the Village Core, general character statements and identification of important design and site planning features are utilized to convey a qualitative description.



Additionally, design flexibility is necessary to respond to changing market conditions that may occur between initial project planning and final building.

A Village Core Master Precise Plan(s) will be prepared subsequent to this SPA/Design Plan approval. The Master Precise Plan(s) will expand on the design concepts and themes of this document and provide more detailed guidelines for architecture, signage, lighting, street furnishings and landscape.



III. Village Core Guidelines

B. Village Design Features

This section highlights important features of the Village Core Concept Plan and provides guidelines in four design areas: site planning and building orientation, pedestrian and vehicular access, urban character (landscape and/or hardscape) and lighting, signing and street furnishings.





III. Village Core Guidelines

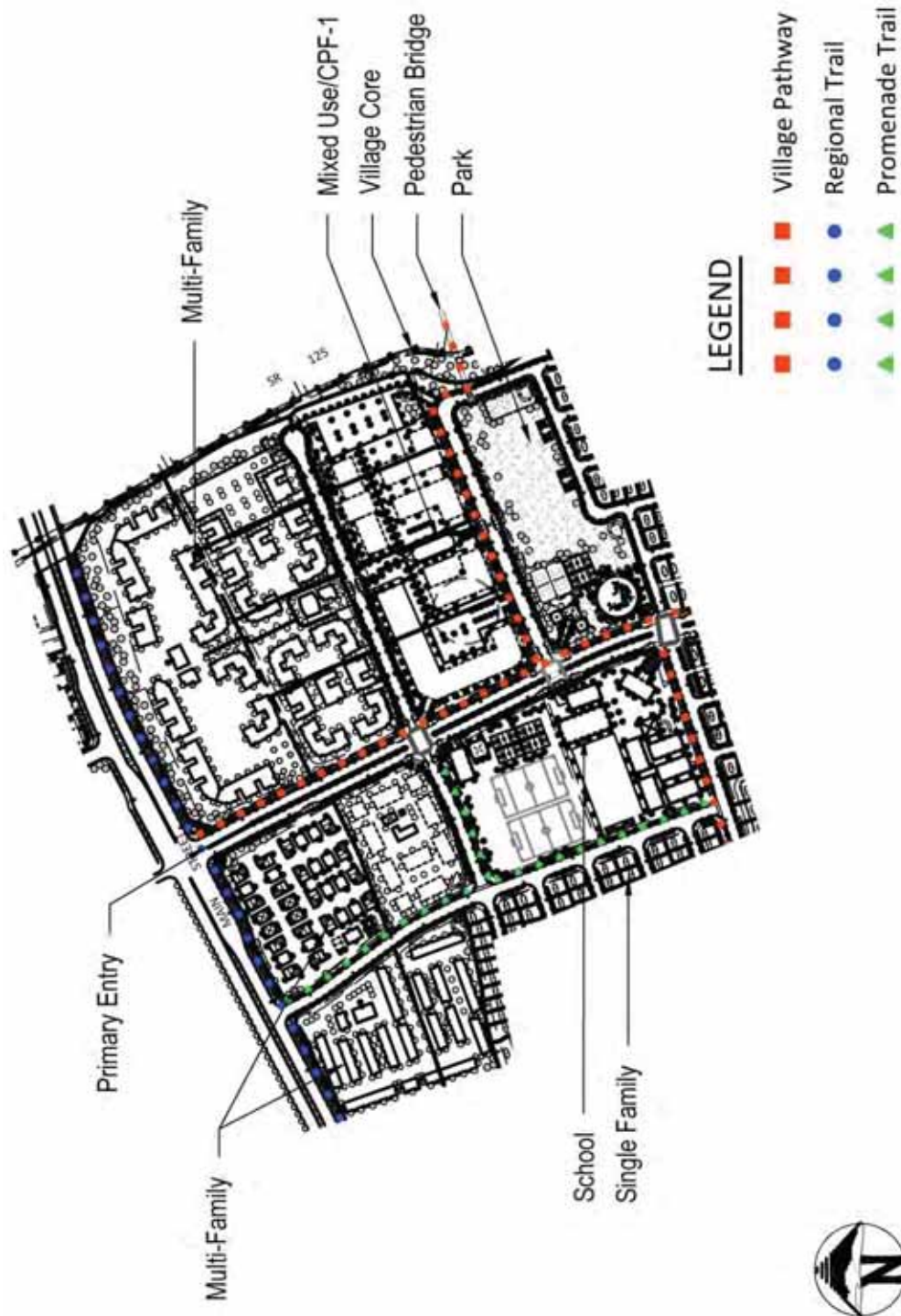


Exhibit 37
Village Core Concept Plan



III. Village Core Guidelines

1. Site Planning and Building Orientation

- ❖ Community serving developments including the elementary school are encouraged to orient building entrances to the main circulation streets. Parking, service and utilitarian uses should be located internally to the sites or where they can be screened from public view. Parking within the public park should be sited to facilitate visual surveillance from the public street.



- ❖ Mixed use/commercial building entrances should be located along the retail street edge and should be closely spaced to

increase articulation and interest along the pedestrian walk. Design emphasis on the entries improves the street scene and helps distinguish individual shops in multi-tenant buildings. Storefronts should incorporate display windows to create interest and encourage window shopping along the pedestrian walk. Uses that are not conducive to such exposure should be located away from the street-level shopping corridor.



- ❖ Shaded areas and a sense of enclosure will encourage visitors to linger and enjoy the defined areas within the Village Core. Features such as canopies, arcades and roof overhangs can achieve these objectives and also provide weather protection when necessary.



III. Village Core Guidelines

- ❖ In general, the exterior building elevations should incorporate a range of scale defining elements that relate larger building masses to the pedestrian scale. Examples include columns, archways, doorways, upper floor windows and balconies.

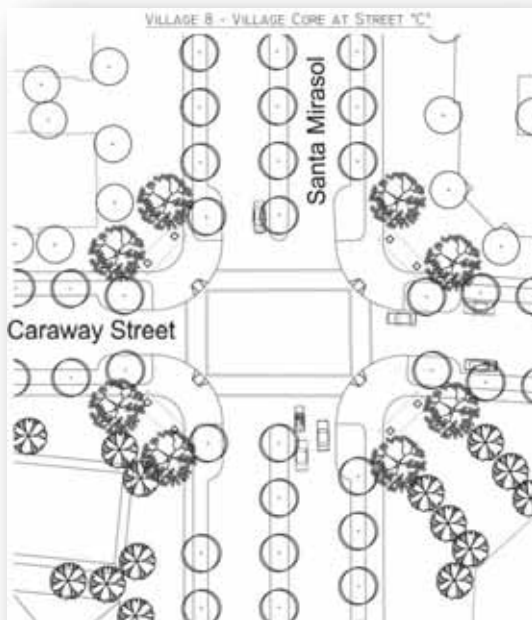




III. Village Core Guidelines

2. Pedestrian and Vehicular Access

- ❖ Vehicle access should be clearly subordinated to pedestrian access through street design that incorporates narrow travel lanes and minimal driveways and curb cuts. Parking lots should be located behind buildings which front onto pedestrian-oriented streets.
- ❖ Broad sidewalks should be located along pedestrian streets to allow groups to comfortably pass each other. Frequent opportunities to sit, relax and observe should be provided with the inclusion of benches, steps, planters and low walls within and adjacent to the pedestrian walk.





III. Village Core Guidelines

- ❖ Pedestrian and bicycle routes should be maximized and well marked.
- ❖ A sense of arrival in the village core is created along Santa Mirasol through the village core, where the Mixed Use, Elementary School and Public Park are located. Special paving, lighting, street furnishings, public gathering space, enhanced landscaping and strong architectural treatments in the Mixed Use area, elementary school and neighborhood park will invite residents and visitors into the village core for commercial, recreational and educational activities. Grades within the Village Core have been softened to further enhance the pedestrian experience and accommodate walking throughout the village.





III. Village Core Guidelines

3. Landscaping Design Guidelines

A. General Site Landscape Guidelines



- ❖ Design landscape and open space areas shall be an integral part of the overall site plan design, with a style and amenity level consistent with the surrounding environment and preserve edge.

- ❖ Trees shall be used to define and enclose exterior spaces and to provide physical protection from the sun and wind.

- ❖ Street tree planting shall comply with the City of Chula Vista Shade Tree Policy Number 576-19. The objective is to maximize shade cover to the greatest extent possible.

- ❖ The design of landscaped open space areas shall enhance the building design, create meaningful viewsheds and provide buffers and transitions between adjacent uses.

- ❖ All landscaping within the 100' Preserve Edge is subject to the Village 8 East Preserve Edge Plan.
- ❖ Trees, shrubs and vines shall be used to conceal walls, building elevations and parking facilities.
- ❖ Plant materials shall not interfere with security lighting or restrict access to emergency equipment such as fire hydrants or fire alarm boxes
- ❖ Any structures surrounding mailboxes should match the style of the homes/business where they are located.
- ❖ The pedestrian ground plane should be well defined with a hard surface that is textured or accented to identify focal areas.
- ❖ Grade separations should use structures rather than landscape banks to emphasize the urban character of the village and to serve as seating areas.



- ❖ Landscaping should reinforce the urban character of the area and reflect ordered, formal plantings rather than random, natural appearing materials. Trees should be incorporated into the



III. Village Core Guidelines

pedestrian path, planted flush to ground level with overhead branches to create overhead canopies.

B. Surface Parking Area Landscape Standards

- ❖ Surface parking lots shall be landscaped and maintained with a combination of trees, shrubs and groundcover.
- ❖ Surface parking lots shall utilize "Orchard Style" tree planting for shade and screening purposes. Island finger planters shall include at least 2 trees (one tree on each end of the island) and shall be at least 8 feet in width and 18 feet in length.
- ❖ Trees shall be distributed throughout the surface parking area.
- ❖ Ensure through tree choice and maintenance that the lowest tree branches are more than eight feet above the finish grade at the base of the tree to prevent damage from and to automobiles, pedestrians and bicyclists.
- ❖ Shade trees shall be provided for all new parking lots that will achieve 50% canopy cover over the parking stall areas five to 15 years after planting, pursuant to Chula Vista Shade Tree Policy Number 576-19 (May 22, 2012)



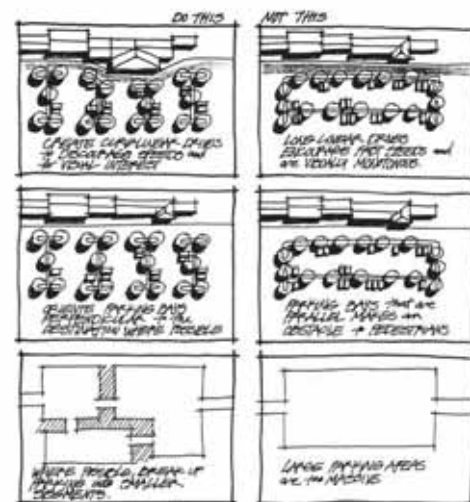
C. Landscape Paving Design Guidelines

These guidelines for payment apply to pedestrian-oriented areas within the Village. Pedestrian pavements may include, but are not limited to, sidewalks, paths, walkways, courtyards and plazas. Enhanced paving may be utilized within key vehicular areas as well.



- ❖ Paved surfaces intended for pedestrian and/or bicycle use shall have the following qualities:

- A surface texture rough enough to





III. Village Core Guidelines

prevent slipping, but smooth enough to prevent stumbling;

- Maintenance-free and/or low maintenance;
- Stain-resistant;
- Fade resistant; and
- Non-reflective

❖ The following pedestrian paving materials meet these criteria:

- Colored concrete; broom finished; salt finished, heavy sandblasted and top cast (exposed aggregate).
- Stamped and saw-cut concrete and tile, provided pavers do not have joints or score lines that catch high heels or cause tripping.

❖ Other pedestrian paving surfaces which do not meet these criteria may be used, provided that the limitations of the material have been considered:

- Decomposed granite (not suitable for use where disabled access should be provided);
- Loose gravel (not suitable for use where disabled access should be provided or where heavy pedestrian traffic is expected);
- White or very light colored paving (not suitable where glare from surface will affect pedestrian safety);
- Asphalt (not suitable where asphalt is likely to become soft on hot days); and
- Wood boardwalk paving (not suitable where heels might catch in cracks between the boards).





III. Village Core Guidelines

4. Lighting, Signing and Street Furnishings

- ❖ The mixed-use/commercial retail street should be well lit to encourage evening use. Street lighting fixtures should relate to the pedestrian scale.
- ❖ Architectural accent lighting is encouraged.
- ❖ Illumination of walkway/trail connections should be provided through the use of low intensity fixtures for safety and comfort. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.
- ❖ Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundaries/enclosure. Lighting should be designed to minimize glare and intrusion into neighboring land uses.
- ❖ A Comprehensive Sign Program will be developed to establish specific design parameters for all signage and related theme lighting and street furnishings within the Village Core. Signage should inform and direct but not dominate the visual character of the area.



IV. Residential Guidelines



- A. Single Family Residential Guidelines
- B. Multi-Family Residential Guidelines



V. Residential Guidelines

A. Single Family Residential Guidelines

These guidelines address the design elements that contribute to the Village planning concepts for pedestrian-oriented design. Guidelines are provided for architectural styles, façade elements, garage location and design and landscape themes.

1. Architecture

The Village 8 East Design Plan is influenced by European architectural styles. Residential architectural styles including Mediterranean, Spanish California Craftsman and Monterey have been selected as examples of styles that complement the



European design theme. These styles are attractive, compatible with one another, and can be easily integrated into the individual style and scale of each neighborhood. It is important to note that these styles are intended for modern adaptation, not recreation of historic homes. The architecture is expected to be somewhat simplified, yet still maintain the unique characteristics that exemplify the style. The following examples of European architectural styles and their individual elements are provided to guide builders/architects during preparation of architectural elevations. A brief description of the architectural styles is provided in this section with pedestrian-oriented elements appropriate to each style.

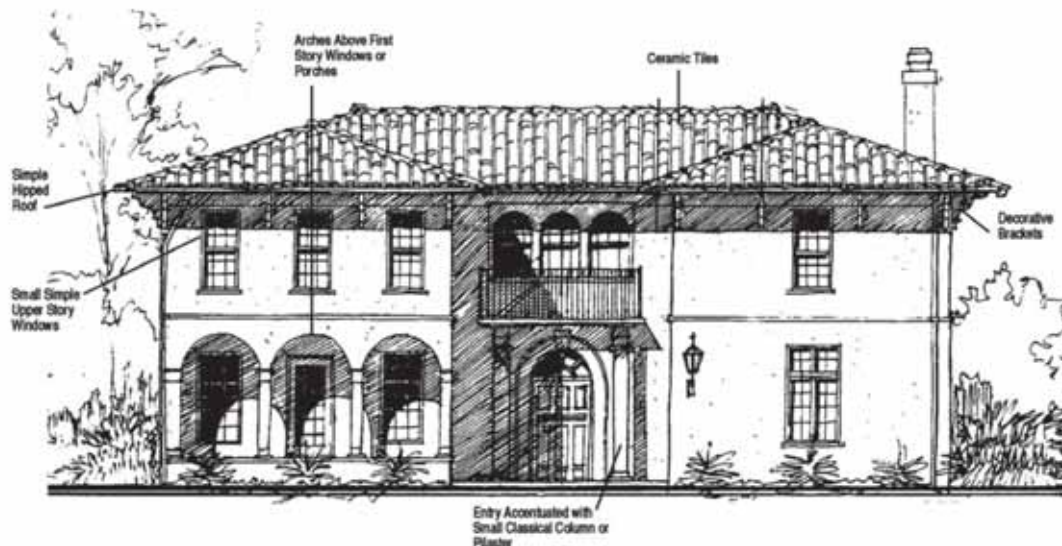
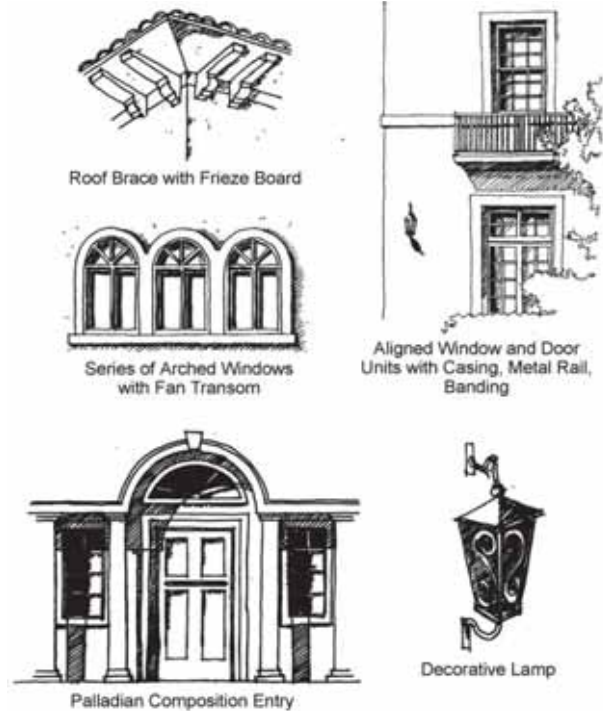


IV. Residential Guidelines

A. Mediterranean

The Mediterranean style is noted for low-pitched hipped roofs typically covered by ceramic tiles and designed with broadly overhanging boxed eaves; arches above doors, first story windows or porches; entrances accented by small classical columns or pilasters smaller; and less elaborate second story windows. Pedestrian features of the Mediterranean style may include:

- ❖ Recessed entry
- ❖ Full length first story windows facing the street
- ❖ Porches with massive square piers as porch supports
- ❖ Second story balconies



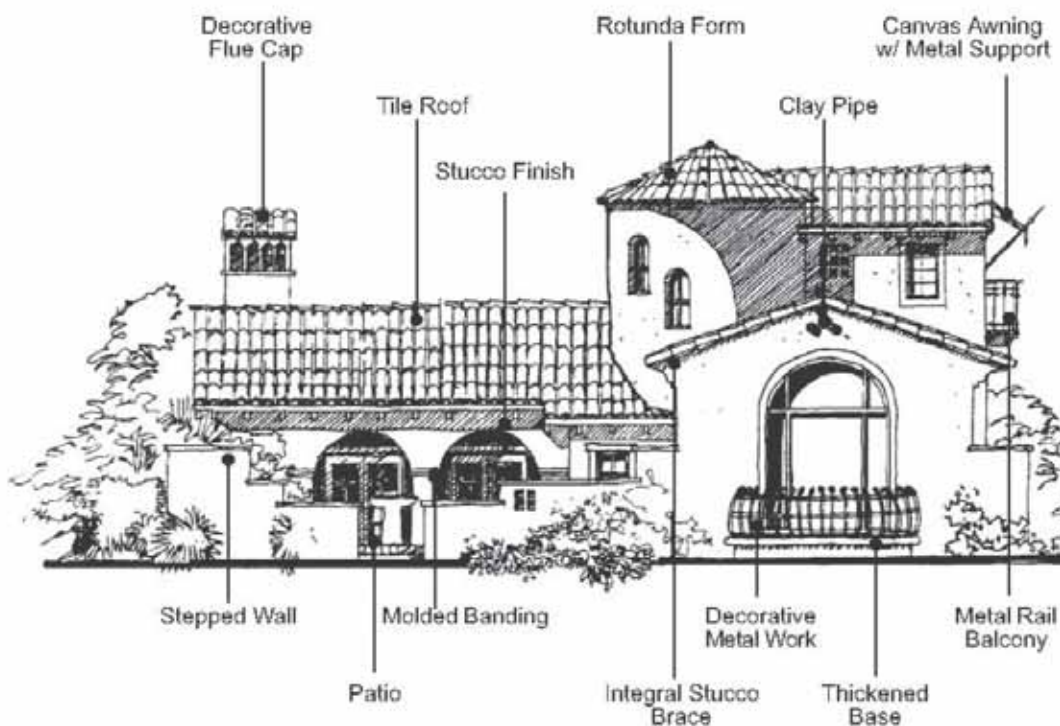
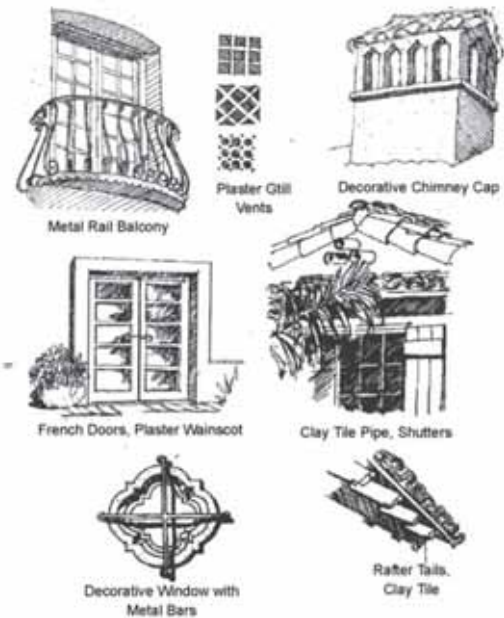


IV. Residential Guidelines

B. Spanish

The Spanish style includes elements ranging from Moorish to Spanish and Mission Revival architecture. The building massing is varied and decorative elements are incorporated to add interest and character. Pedestrian oriented features of the Spanish Eclectic style may include:

- ❖ Courtyard patio entries.
- ❖ Porches supported by arched forms.
- ❖ Front facing windows, often one large arched window.





IV. Residential Guidelines

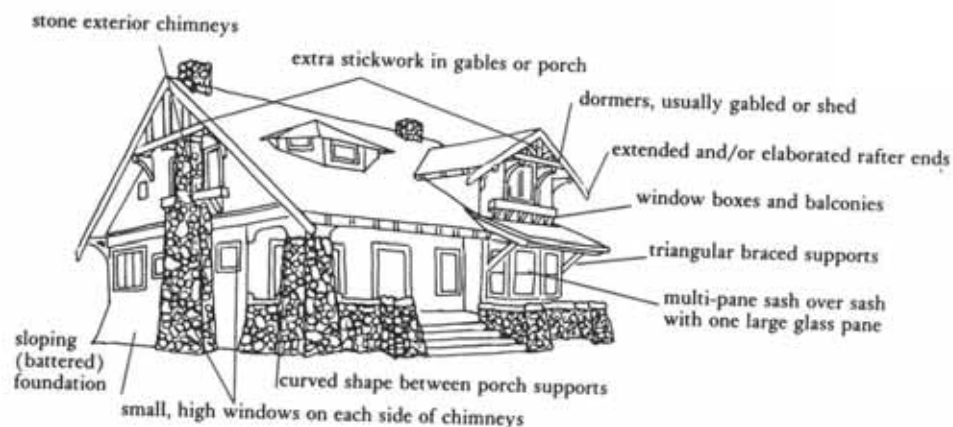
C. California Craftsman



Craftsman architecture was the dominant style for smaller houses built throughout the country during between 1905 and the early 1920s. The Craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it quickly spread throughout the country.

Craftsman homes were typically single-story structures featuring low-pitch roofs with wide eaves to shade expansive front porches. The structure consisted almost entirely of wood framing and shingles with a stone foundation. The philosophy was to combine natural elements, such as wood and stone, with the functional aspects of a home.

The modern interpretation of the California Craftsman architectural style may incorporate a low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhangs, exposed roof rafters, decorative (false) beams or braces under gables, porches either full or partial width with roof supported by tapered square columns or pedestals frequently extend to ground level. Wood clapboard, wood shingles, stone, brick, concrete block and stucco are commonly used in Craftsman architecture.





IV. Residential Guidelines

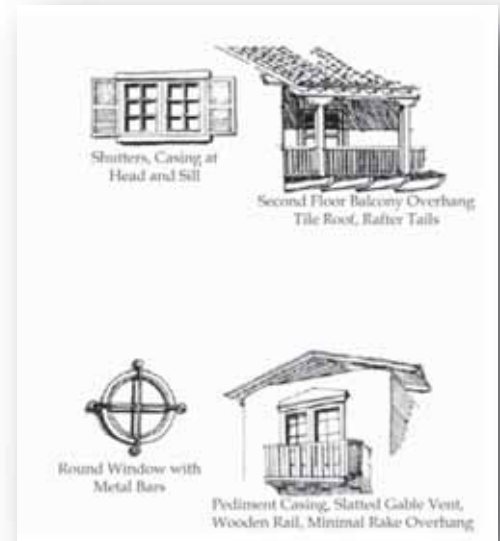
D. Monterey

The Monterey architectural style is a free revival of the Anglo-influenced Spanish Colonial homes of Northern California. These blended Spanish adopted construction with pitched-roof, mass-plan English shapes brought to California from New England. The revival version similarly fuses Spanish Eclectic and Colonial Revival Details.



Roofs are usually covered with wooden shingles but are occasionally tiled. Wall cladding materials are stucco, brick or wood. The first and second stories frequently have different cladding materials, with wood over brick being the most common pattern. Door and window surrounds may mimic the Territorial examples of their Spanish Colonial prototypes; paired windows and false shutters

are common. Balconies are dominant architectural features, comprised on cast iron or wood detailing.



roof usually of wood shingles or ceramic tiles



full-length windows opening onto balcony

first and second stories of different materials

door and window surrounds absent or of simple Colonial form

December 2, 2014

Village 8 East Design Plan • Page

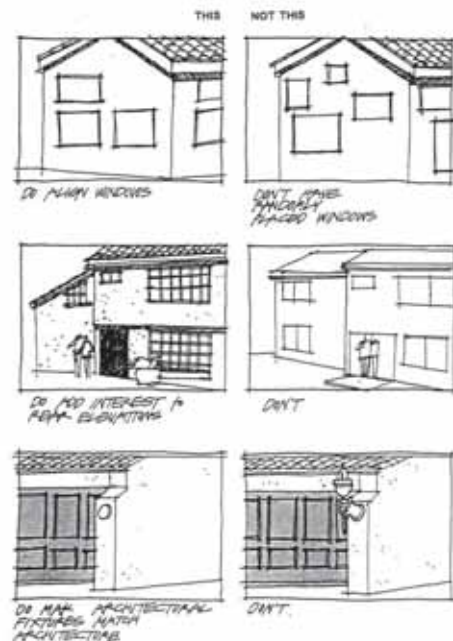
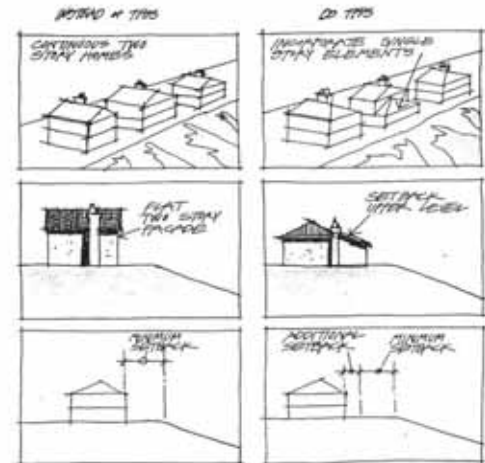


IV. Residential Guidelines

2. Pedestrian-Oriented Design

Pedestrian-oriented neighborhood design emphasizes a sense of neighborliness and community through aesthetically pleasing site planning and architecture. Essential elements include attractive architecture, inviting entries and a minimization of utilitarian areas facing the street. The structure of a neighborhood must be understood to better promote its pedestrian-orientation. The area between the street and residence contains a hierarchy of public to private spaces. The street, sidewalk and parkway are perceived as public, common neighborhood use areas. Residential front yards provide a transition space between the public spaces of the sidewalk and street, and the private spaces of the home. The residential entry is the final demarcation area between public and private spaces. The design of residential neighborhoods can complement that orientation by borrowing elements from

traditional neighborhoods, such as porches, and minimizing the influence of the automobile. The following sections describe three primary areas of design that will facilitate the creation of pedestrian-oriented neighborhoods: site planning, façade elements and garage and driveway design.





IV. Residential Guidelines

3. Site Planning

Appropriate site planning and building plotting are fundamental to creating a pedestrian-oriented neighborhood. Variety is the key to creating a vibrant neighborhood and promoting individual residential identity. Site planning and building plotting in single-family residential neighborhoods should be based upon the following criteria:

- ❖ Single-family detached residential lots and setbacks shall encourage variety in the design, orientation and placement of homes, wherever practical.



- ❖ Front yard building setbacks shall be varied, where possible, to avoid a monotonous pattern of houses.
- ❖ Where slopes in side yards allow for varied side yard setbacks, provide more useful private open space in side yards and avoid a monotonous pattern of houses.
- ❖ A minimum of three housing plans shall be provided for compatibility with different lot configurations (interior and corner lots) and variety of designs for entry and garage designs.
- ❖ Side entry floor plans may be used on corner lots, provided that the entry is clearly defined and the front elevation includes front-facing bay windows, porches or other pedestrian-oriented design features.
- ❖ Housing plans used on corner lots shall provide for architectural features, such as porches or entry trellises to wrap around the street-facing corner.
- ❖ Production wall fencing shall be integrated into the design of corner lots to provide for reduced wall length and other enhancements to side yards.



IV. Residential Guidelines

- ❖ Where the rear of a lot abuts a street, the design shall provide for a privacy wall and landscaping consistent with the village streetscape theme and enhanced architectural features.



- ❖ Grade differentials within neighborhoods shall be used to add variety and enhance the sense of open space between residences.

- ❖ Housing plans shall provide a variety of designs for garage locations and treatments.

- ❖ Housing plans shall provide for a variety of designs for entry features.



4. Building/Lot Schematics

The following illustrations are options for site planning and building plotting on various sized lots. These are possible prototypical concepts and are not intended to constrain more creative solutions. The examples provide minimum setbacks and do not address special lot configurations, such as non-perpendicular lot lines, allowances for easement and slopes or other constraints.

Corner Lots

Homes built on corner lots are often the most visible within the neighborhood. Due to the visibility, the architectural treatment of corner lot homes define the character of the neighborhoods. It is important for each neighborhood to include one house plan that can be used in both interior and corner designs. Variety in architectural styles and treatments should also be included to create interest and individual home identity for corner lots.





IV. Residential Guidelines

Architectural treatments for corner lots include “wrap around” architecture such as porches, siding, roof treatments, door and window trim and other embellishments. These features enhance the front façade of the home and continue with equal emphasis on the forward side of the house. Variation in the wall planes or a single component of building mass may be oriented toward the corner. Entries, windows, garages, landscaped trellises and decorative privacy walls may also be located toward the corner or the side of the house.



Alley Plotting Guidelines

- ❖ Optimizes architecture on the street frontage.
 - ❖ Garages via alley at the rear elevation.
 - ❖ Provides for undulated building massing and varied setbacks appropriate to architectural style.
 - ❖ Provides for varied roof pitches and directions.
-
- ❖ Orients front doors and entries toward street where possible.
 - ❖ Provides for private, usable rear yards.
 - ❖ Curb separated sidewalks provides a traditional tree-lined foreground for homes.



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IV. Residential Guidelines

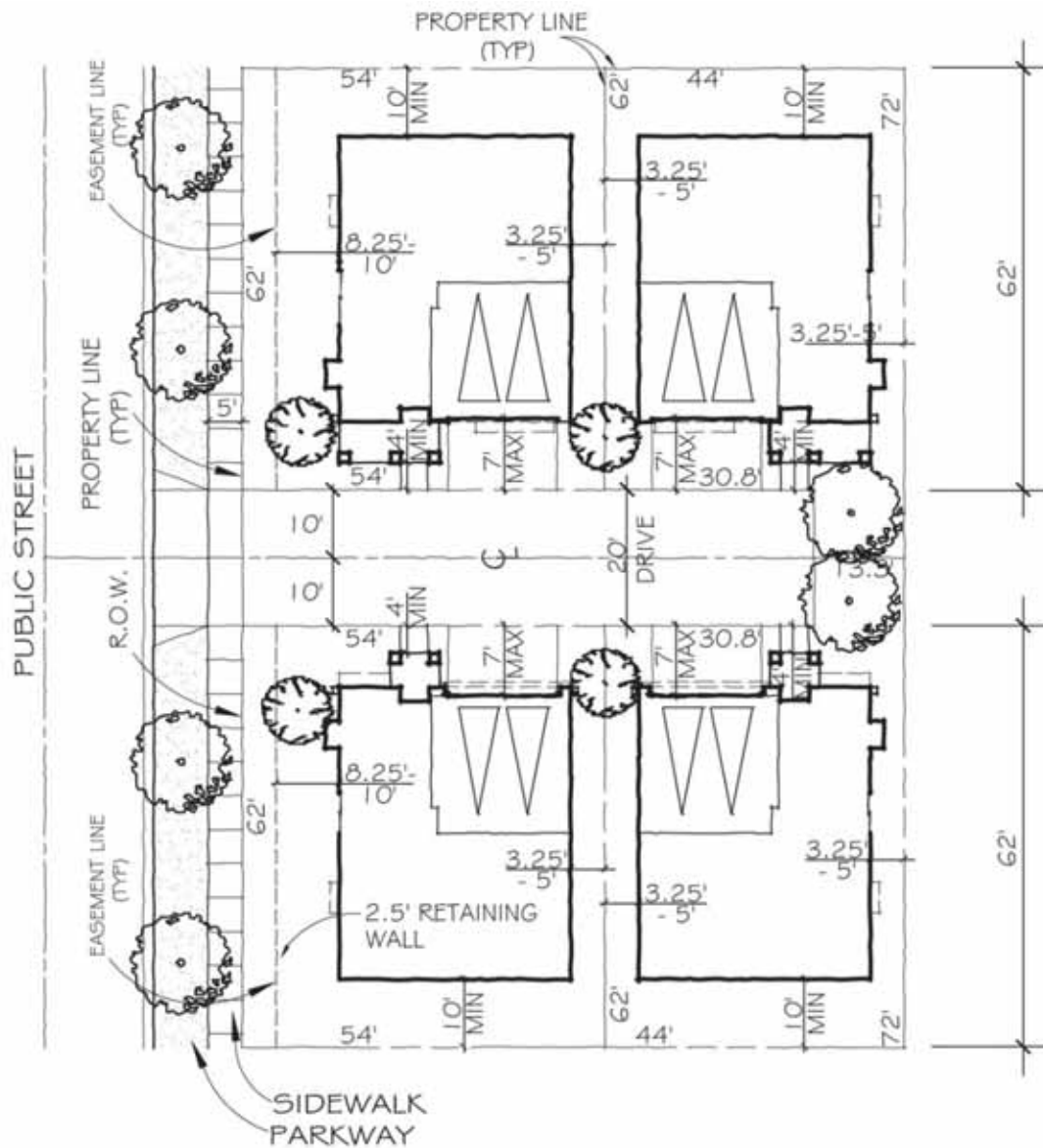
Single Family Plotting Guidelines:

- ❖ Optimizes architecture on the street frontage.
- ❖ De-emphasizes garages through varied plotting design and/or architectural garage treatments.
- ❖ Provides for undulated building massing and varied setbacks appropriate to architectural style.
- ❖ Provides for varied roof pitches and directions.
- ❖ Orients front doors and entries toward street where possible.
- ❖ Provides for private, usable rear yards/driveway side yard.
- ❖ Curb separated sidewalks provides a traditional tree-lined foreground for homes.
- ❖ Garage Plotting Options
 - 2 or 3 car garages
 - Shallow recessed
 - Deep recessed
 - Side entry
 - Split
 - Tandem





IV. Residential Guidelines



NOTE:
ALL YARD DIMENSIONS ARE MINIMUMS

Exhibit 39
44' X 62' Typical Courtyard Plotting



IV. Residential Guidelines

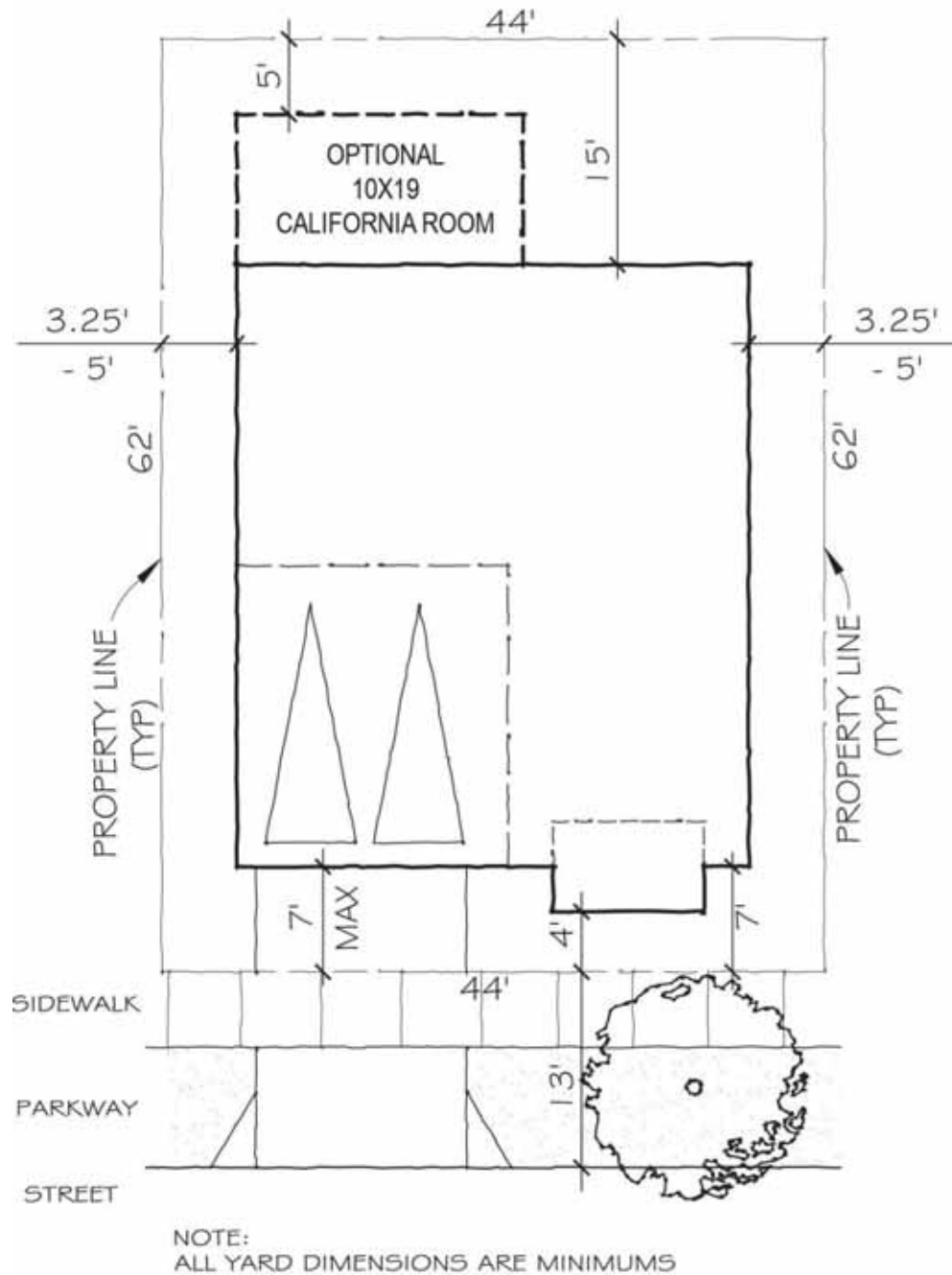


Exhibit 40
44'X62' Typical Single Family Plotting





IV. Residential Guidelines

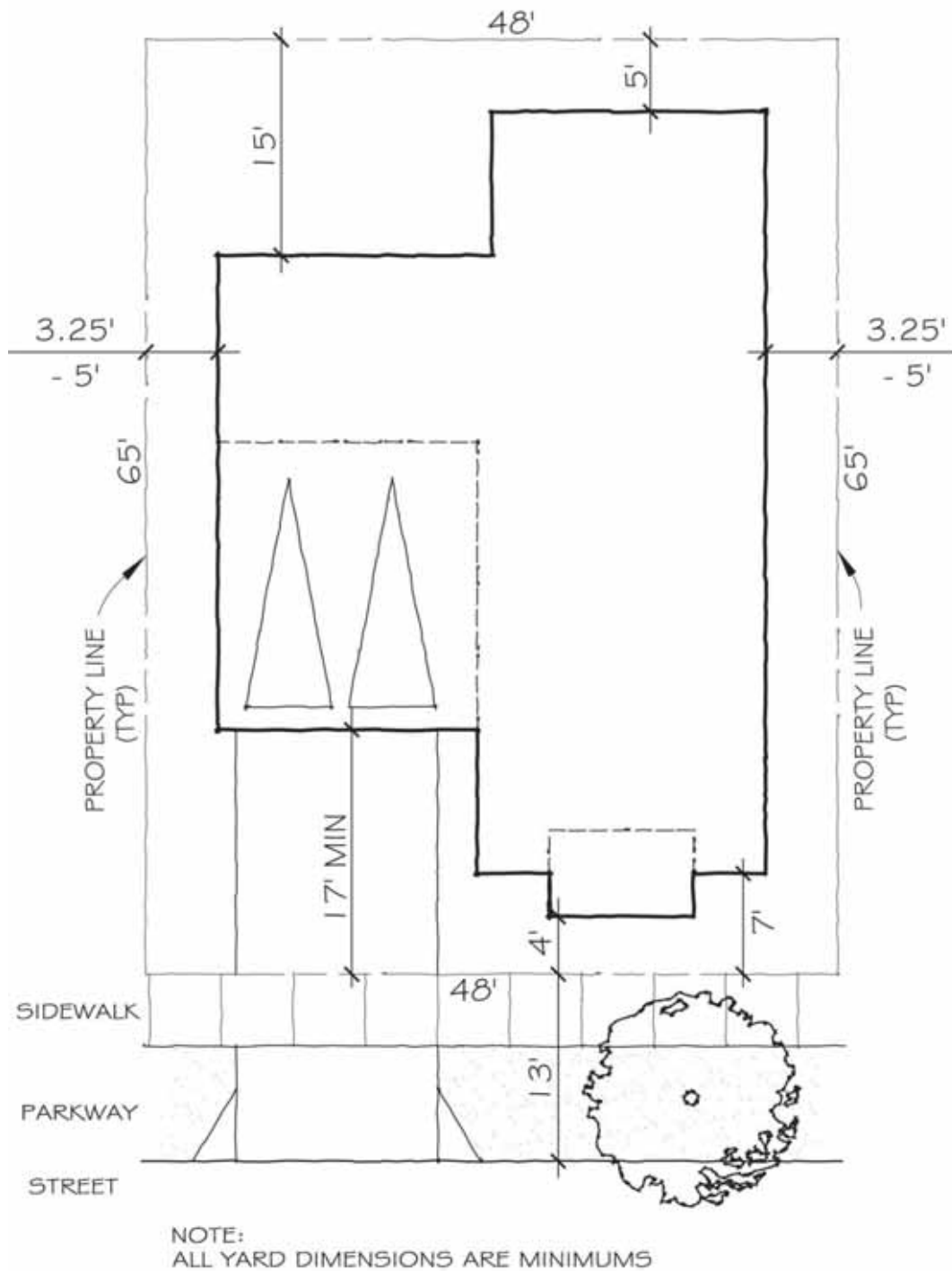


Exhibit 42
48'X65' Typical Single Family Plotting "B"



IV. Residential Guidelines

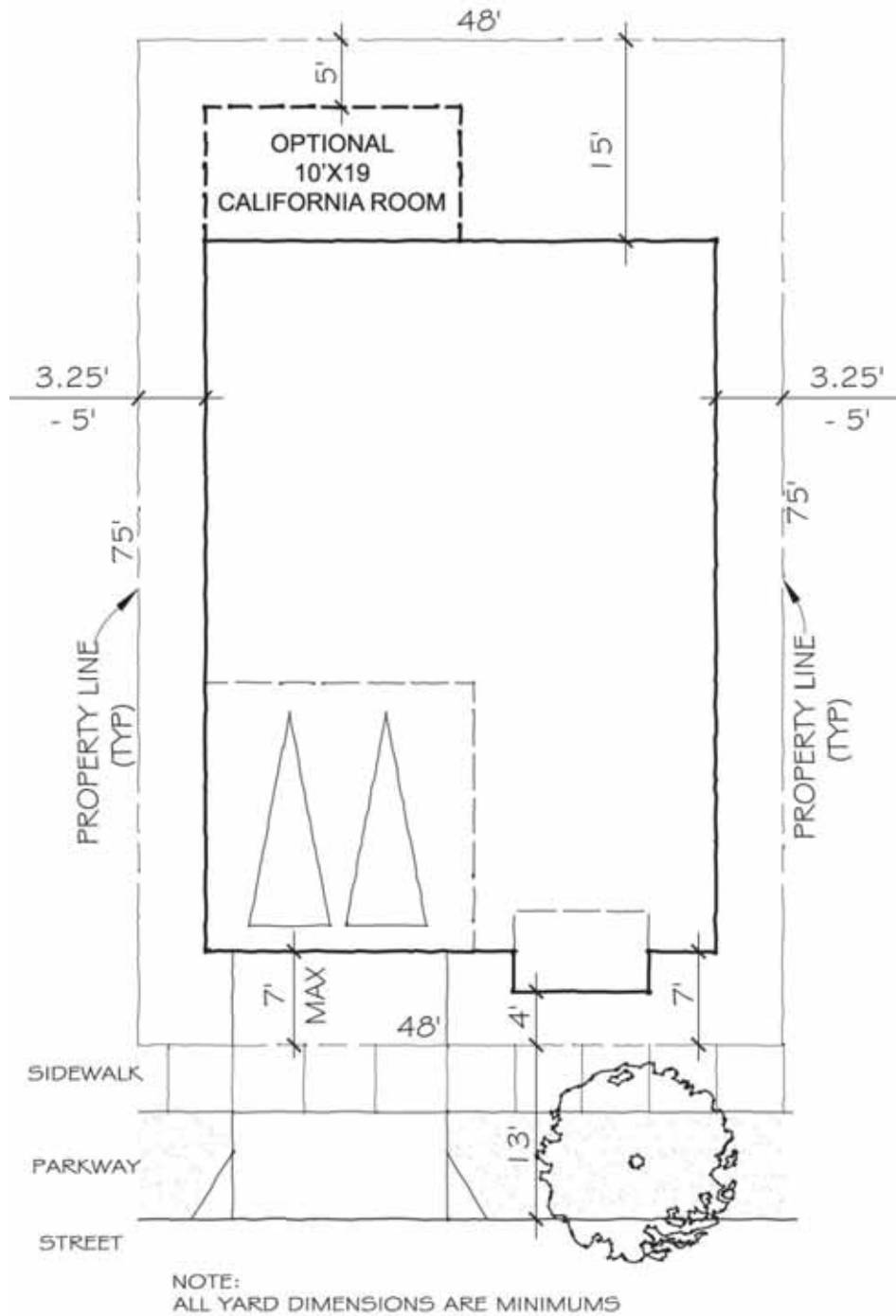


Exhibit 43
48'X75' Typical Single Family Plotting "A"



IV. Residential Guidelines

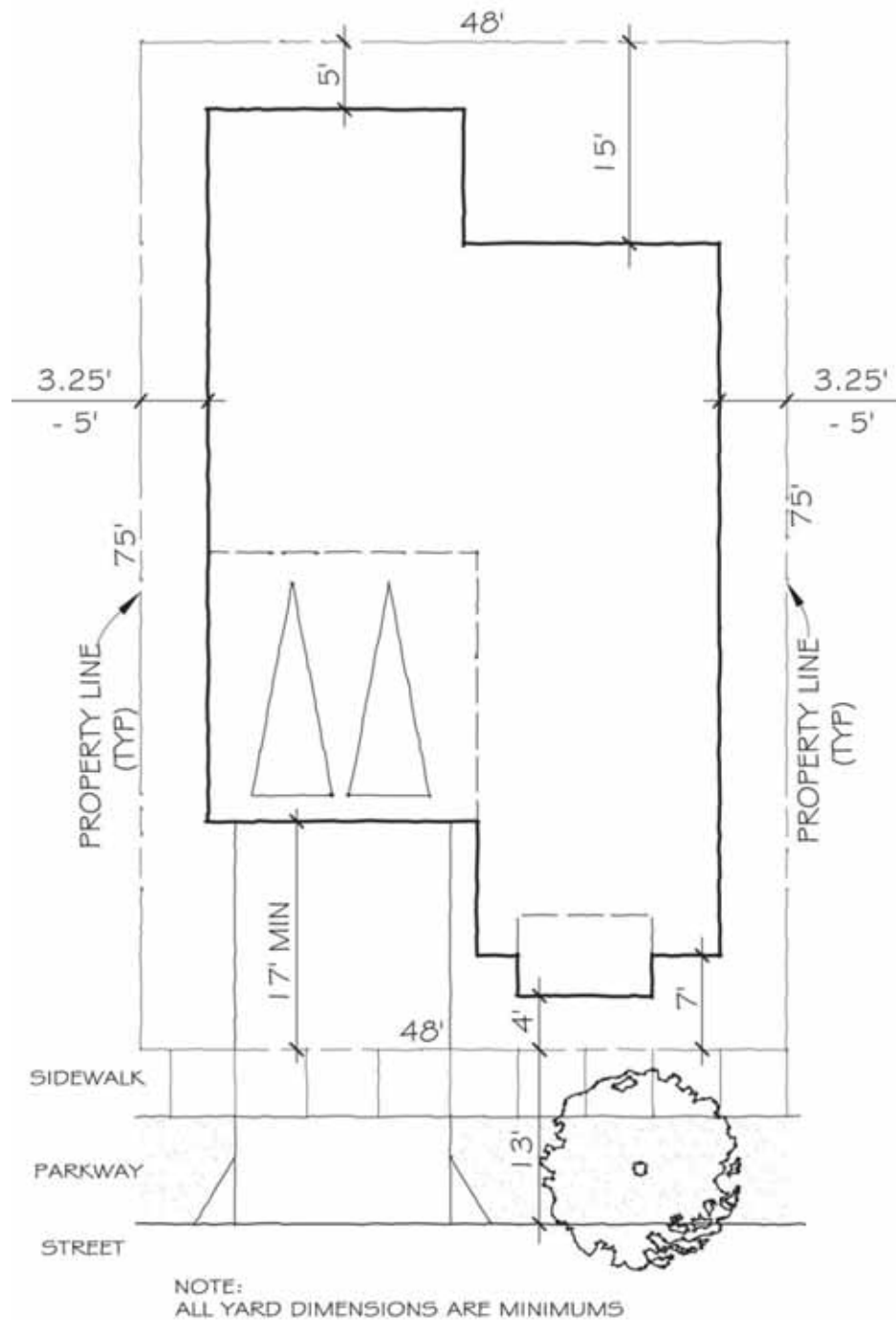


Exhibit 44



IV. Residential Guidelines

48'X75' Typical Single Family Plotting "B"

5. Facade Elements

Residential building facades should be attractively designed with varied features for individual identity and neighborhood interest. Façade features should be pedestrian-oriented to provide a connection between the public street and sidewalk and the private residence. Façade treatments may include:

- ❖ Variation in architectural style.
- ❖ Undulating building mass and roof planes.
- ❖ Vertical and horizontal stepped massing.
- ❖ Visually minimized garages.
- ❖ Entry features such as doors, windows, porches, patios, courtyards and trellises oriented towards the street and appropriate to the architectural style.
- ❖ Facades that are visible from public view areas (open spaces, streets, parks, etc.) shall be articulated to avoid monotony.

6. Garages and Driveways

The pedestrian-orientation of a neighborhood places emphasis on the home and front yard rather than the garage. This section describes building massing and plotting techniques, as well as specific solutions for garage placement and façade design. Designers are encouraged to explore additional methods to meet the objective of minimizing the visual dominance of garages in neighborhoods. Basic guidelines for garage design are:

- ❖ Minimize the impact of garages facing the street by techniques such as varying garage door patterns and utilizing deep recessed doors, varying colors, splitting one large door into two single doors, and integrating door windows and coach lights.
- ❖ Vary the garage setbacks; the preferred design is for the garage wall to be set back farther than the front wall of the home.
- ❖ Provide variety through the use of alternative garage configurations such as split, swing-in, and mid to deep recess garage.



IV. Residential Guidelines

- ❖ Do not place front facing garages forward of front building wall.
- ❖ Vary the garage setback from the back of sidewalk.

A. Multi-Family Residential Guidelines

1. Architectural Theme

The multi-family residential neighborhoods are located within the Village 8 East core area. As a fundamental component of the village core, the architecture of the multi-family development is focused primarily on the European architectural design theme. Preferred architectural styles include Mediterranean, Spanish, California Craftsman and Monterey.

Multi-family residential in Village 8 East may include a variety of housing types, ranging from small lot, detached homes, to medium to high-density townhouses and flats. These guidelines address the design elements that contribute to the Village planning concepts: pedestrian-oriented



design, façade elements, parking and garage location and design and landscape themes. Specific building architectural styles are not mandated but should be complementary to the European architectural design theme for the Village.

The pedestrian-oriented Village concept is enhanced by the intensity of multi-family development in the Village Core located in proximity to public transit, shopping, and community facilities. It is anticipated that residents of multi-family developments will take advantage of the available opportunities to walk to schools, parks and shopping areas. Pedestrian access and amenities are fundamental components of the Village. The siting, access, entries and architecture of multi-family development should complement the pedestrian orientation of the Village.

Multi-story attached developments, such as townhomes and apartments are the primary focus of the guidelines in this section. The small lot, detached residential developments within the multi-family category shall adhere to the guidelines for single-family residential development.



IV. Residential Guidelines

2. Site Planning and Building Plotting

The site planning and plotting of multi-family residential buildings will contribute to the pedestrian-oriented Village concept. Site planning which focuses on the pedestrian includes designs that orient entries toward Village streets and minimize views to garages and parking areas. The following guidelines are provided for siting and building plotting of multi-family developments.



- ❖ Developments fronting onto Village Pathway and Promenade streets shall be oriented toward the street with reduced setbacks, multiple entries and pedestrian connections to ground floor units.
- ❖ Buildings should be oriented to create outdoor rooms, such as courtyards, connected by landscaped walkways in the European Architecture-inspired Village design theme.
- ❖ Building orientation should consider indoor and outdoor privacy, noise, solar access and overall aesthetic appearance.
- ❖ Where grade differentials occur between the street and a development, the differential may be used to create separation between the public street and private living space. Interesting entries incorporating steps, porches or landings may be integrated into the design.
- ❖ Developments adjacent to major streets surrounding the Village and adjacent to Village Entry Streets may be buffered with sound and privacy walls. Walls and view fences located along village entry streets shall incorporate inviting entry openings for both pedestrians and cars.



IV. Residential Guidelines

- ❖ Building architecture that is visible beyond sound and privacy walls shall be well-articulated with pedestrian-oriented features, such as second story windows and balconies.
- ❖ On village streets within the core area, the use of solid masonry walls should be minimized and used primarily between buildings to screen parking areas or to enclose private entries and courtyards.
- ❖ A wide variety of housing types are suitable for Village 8 East and creative site planning solutions are encouraged. The following exhibits illustrate site planning and building plotting for town home, court yard and apartment developments. These examples are not intended to be all-inclusive or restrictive. Minimum setbacks may be reduced or modified through the Design Review process. That process provides for consideration of unique site planning and architectural solutions for multi-family housing.
- ❖ Site planning for multi-family neighborhoods adjacent to the Preserve are subject to MSCP adjacency guidelines, the Preserve Edge Plan and Fire Protection Plan. Any uses proposed within the 100' Preserve Edge will be reviewed in conjunction with the Major Design Review process and are subject to review and approval of the Development Services Director.

Multi-Family Site Planning guidelines include the following:

- ❖ Optimizes architecture on the street frontage.
- ❖ Garages located in alleys or parking courts.
- ❖ Provides for undulated building massing and varied setbacks appropriate to architectural style.
- ❖ Provides for varied roof pitches and directions.
- ❖ Orients entries toward street or interior pedestrian courtyards or walkways.
- ❖ Provides for private open space.
- ❖ Garage Plotting Options
 - Alley entry
 - Internal Street





IV. Residential Guidelines

- Tandem
- Carport

3. Facade Elements

Multi-family residential development should be designed to promote variety and enhance the human-scaled pedestrian activity of the Village. The following guidelines suggest methods for creating vital, interesting architecture:

- ❖ Developments should be unique, but share fundamental architectural characteristics consistent with the Village theme.
- ❖ Building elevations that are visible from public view areas (all Village streets, surrounding arterial streets and public open spaces) shall be articulated with elements such as wall offsets, balconies, and windows, appropriate to the architectural style.



- ❖ The architectural style along the same street or within an individual development shall be compatible through the use of similar building heights, materials, window or door style, detailing, porches, arcades, overhangs, roofing or color.
- ❖ Varied building elements, roof pitches, and setbacks should be employed to avoid monotony.
- ❖ Each development shall provide a well-articulated, identifiable pedestrian entry oriented toward the village street.
- ❖ Distinctive building elements shall be oriented toward the corners of prominent village core and entry street intersections.
- ❖ Street facing facades shall incorporate a range of scale-defining elements that relate larger building masses to the scale of the pedestrian. Elements may include trellises, columns, archways, doorways, porches or patios and upper floor balconies and windows.
- ❖ Individual residential unit entries shall be oriented towards the village streets wherever possible.
- ❖ Internal residential units shall be connected to the village streets by courtyards or landscaped walkways wherever possible.



IV. Residential Guidelines

- ❖ Stairs shall be sensitively designed and integrated into the overall building design.
- ❖ Utilitarian areas, including parking, loading, mechanical equipment and trash enclosures, shall be screened from view from public views to the extent possible.

4. Parking, Carport and Garage Design

Views of parking areas, carports and garages should be minimized to create the pedestrian-oriented Village. The following guidelines provide direction for location and design of multi-family parking facilities:

- ❖ Parking and vehicular access shall be located to the rear or within each development and separated from the pedestrian-oriented street frontage.
- ❖ Site planning and architectural treatments, such as offsets, should be used to minimize the appearance of garage corridors.
- ❖ Carports and freestanding garages shall be architecturally treated and designed to match the architectural style of residential buildings.
- ❖ All surface and covered parking within multi-family areas shall be separated from Village streets, tops or toes of slopes, patios or courtyards with a landscaped buffer. The buffer shall include screening elements such as low walls or masses of shrubs to screen headlights and glare from reflective car surfaces.

5. Landscape

Landscape in multi-family developments shall adhere to the Chula Vista Design Manual and Landscape Manual. The front and side yard landscaping shall be complementary to the streetscape and adhere to the overall Village design theme. The interiors of multifamily residential projects shall provide for common and private outdoor spaces that are functional and aesthetically pleasing. Interior landscapes are encouraged to maintain the tranquil, courtyard style landscapes established by the Village design theme. The following guidelines are for multi-family landscapes:

- ❖ The landscape is to be comprised of trees, shrubs, vines, and ground covers that are consistent with the overall Village theme.



IV. Residential Guidelines

- ❖ Tree plantings in the front yard areas shall be varied to provide interest in the landscape.
- ❖ Side and rear yard areas shall be landscaped to soften the architecture and provide privacy for residential units.
- ❖ The landscape should be simple, bold and easy to maintain which incorporates many drought-tolerant non-toxic plant materials.
- ❖ Landscape elements on multi-family parcels visible from the public right-of-way should blend with and appear to be an extension of the public right-of-way landscaping.
- ❖ All permanently landscaped areas shall be irrigated with permanent underground irrigation systems.
- ❖ Transformer and cable box locations are to be carefully planned and coordinated with both the utility company and the landscape architect. Transformers and cable boxes should be located to be unobtrusive and screened from view with plantings where possible.
- ❖ Mailboxes and mailbox structures are to be designed to complement the architectural style of the development for which they are intended. Ganged mailboxes are to be used with a maximum of 4 boxes per cluster. Only Postmaster approved boxes will be allowed.
- ❖ Trash enclosures shall be designed to complement the architectural style of the development for which they are intended. Provisions for trash and recycling shall be in conformance with the Chula Vista Municipal Code.
- ❖ Large expanses of asphalt paving shall be avoided and the appearance softened by landscape screening where possible.

Typical Plotting for the following multi-family products that may be developed within Village 8 East are provided:

- ❖ 2-Story Townhomes
- ❖ 3-Story Flats
- ❖ 3-Story Townhomes
- ❖ 5-Story Wrap



IV. Residential Guidelines

- ❖ 4-Story Podium



IV. Residential Guidelines

Two and Three Story Townhouses (15 – 22 DUs/ac)

Design Characteristics:

- ❖ Optimizes architecture on street frontage
- ❖ Garages located in alleys or parking courts
- ❖ Undulated building massing
- ❖ Varied roof pitches and directions
- ❖ Orients entries toward street or interior pedestrian green courts or walkways
- ❖ Private open space
- ❖ Internal pedestrian network connecting to public walkways
- ❖ Architectural relief at internal walkways

Garage Options:

- ❖ Alley Entry
- ❖ Internal Private Street
- ❖ Tandem
- ❖ Carport



IV. Residential Guidelines

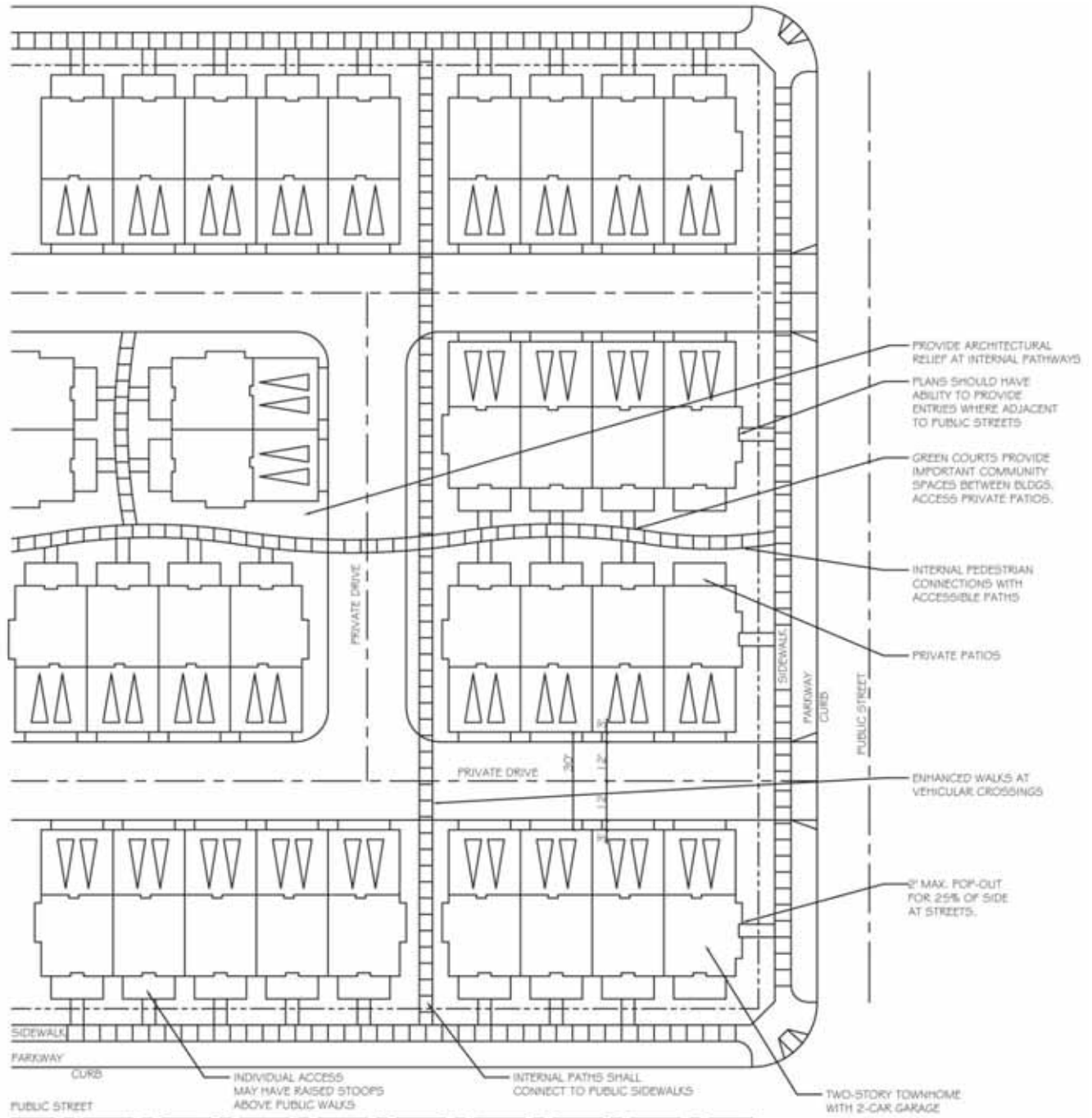


Exhibit 45
Typical Multi-Family Plotting "Two-Story Townhome"



IV. Residential Guidelines

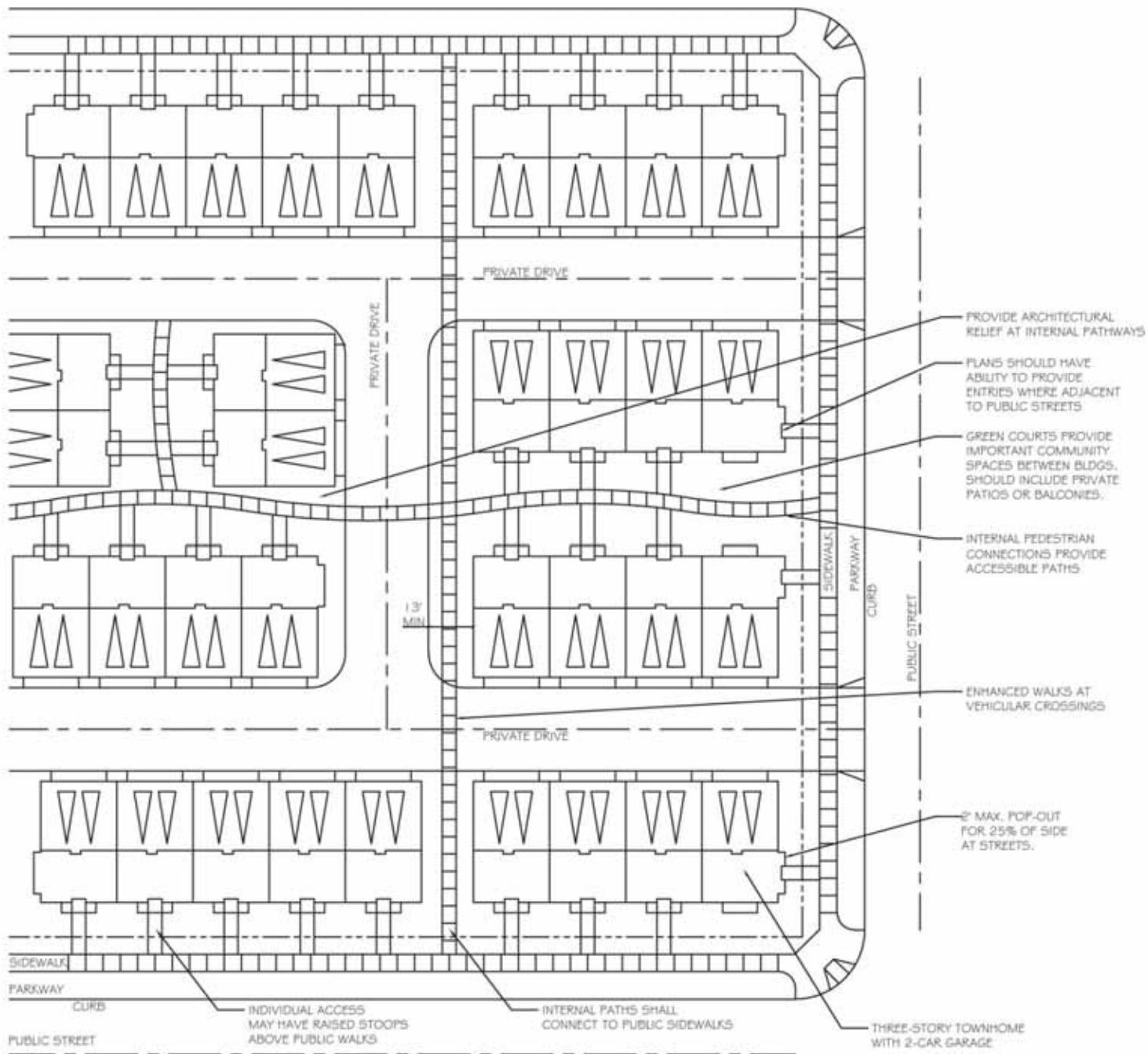


Exhibit 46
Typical Multi-Family Plotting "Three-Story Townhome"



IV. Residential Guidelines

Three Story Stacked Flats (25 – 30 DUs/ac)

Design Characteristics:

- ❖ Optimizes architecture on street frontage
- ❖ Undulated building massing
- ❖ Varied roof pitches and directions
- ❖ Residential entries, porches and balconies oriented toward street or interior pedestrian green courts or walkways
- ❖ Private open space and common useable open space
- ❖ Internal pedestrian network connecting to public walkways
- ❖ Architectural relief at internal walkways

Garage Options:

- ❖ Alley/Parking Court Entry
- ❖ Internal Private Street
- ❖ Tandem
- ❖ Carport
- ❖ Garages screen from public street



IV. Residential Guidelines

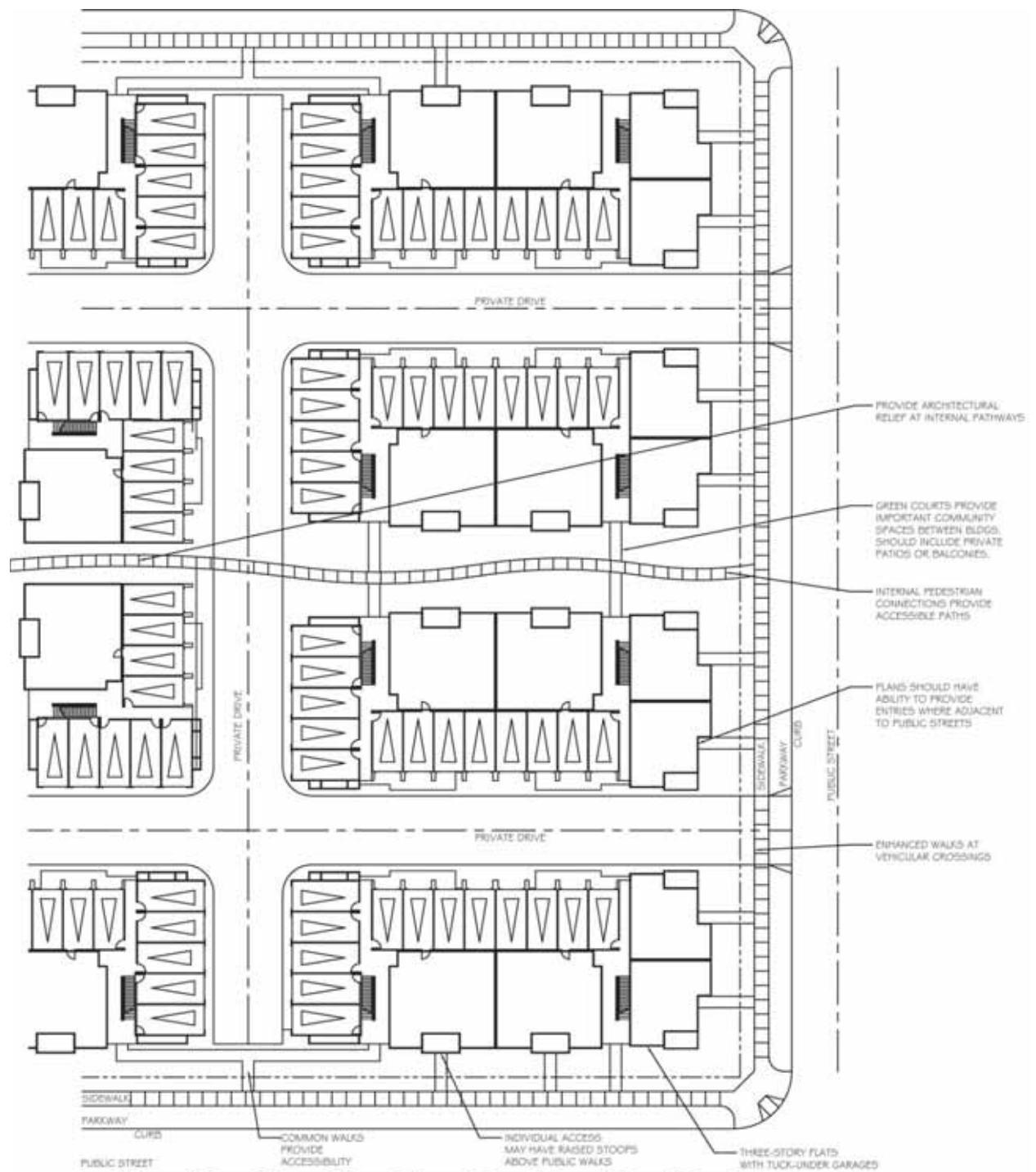


Exhibit 47
Typical Multi-Family Plotting "Three-Story Flats"



IV. Residential Guidelines

Five Story Wrap Multi-Family (40-50 DUs/ac)

Design Characteristics:

- ❖ Five story residential buildings at street level
- ❖ Optimizes architecture on street frontage
- ❖ Undulated building massing
- ❖ Varied roof pitches and directions
- ❖ Residential entries, porches and balconies oriented toward street
- ❖ Private open space and common useable open space
- ❖ Internal pedestrian network connecting to public walkways
- ❖ Typical ground level recreation amenity with residences above

Garage:

- ❖ Four or five level parking structure
- ❖ Screened from public view



IV. Residential Guidelines

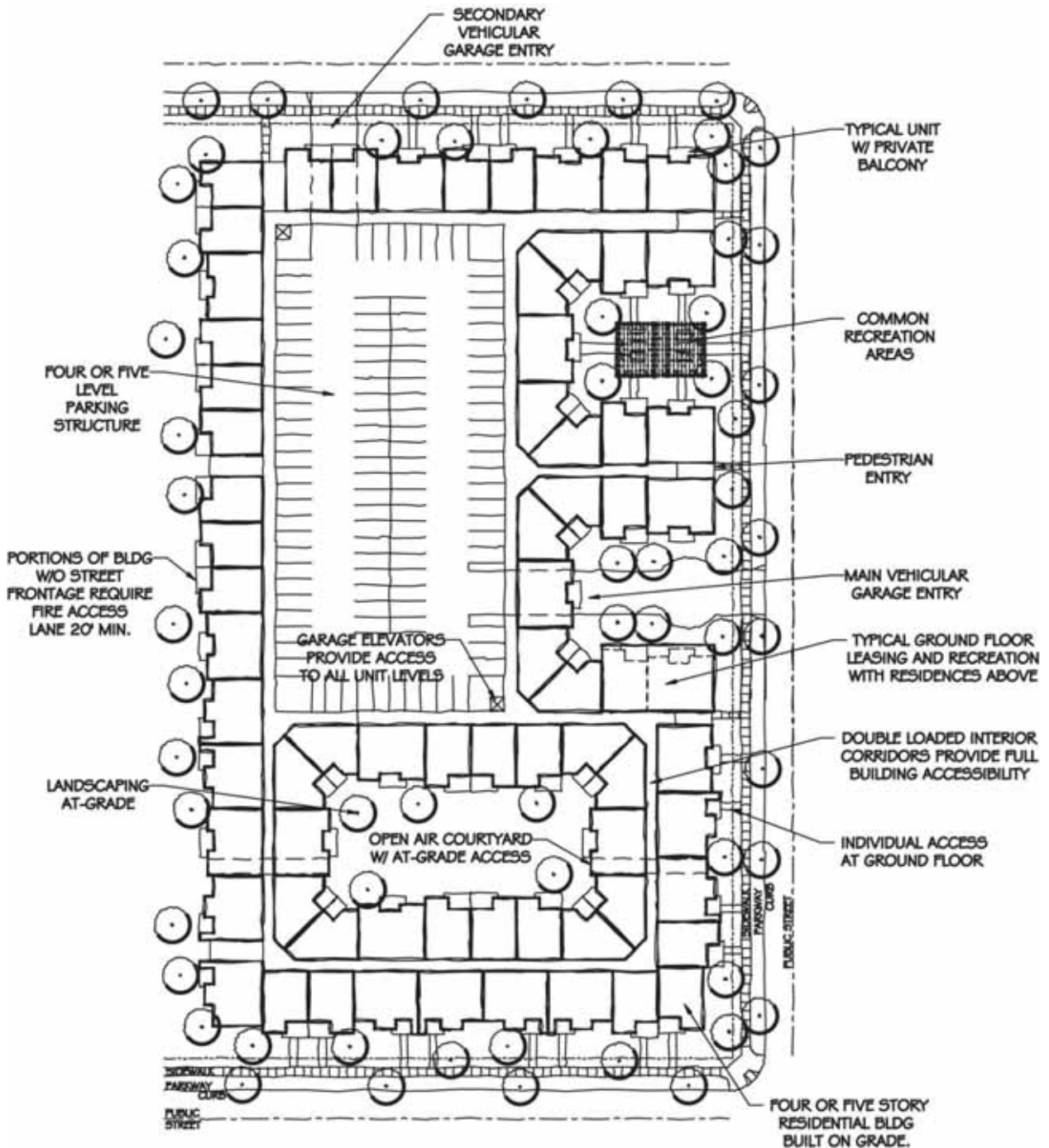


Exhibit 48

Typical Multi-Family Plotting "Five Story Wrap"



IV. Residential Guidelines

Four Story Podium Multi-Family (50+ DUs/ac)

Design Characteristics:

- ❖ Three or four story residential buildings over one or two level parking structure
- ❖ Optimizes architecture on street frontage
- ❖ Undulated building massing
- ❖ Varied roof pitches and directions
- ❖ Residential entries, porches and balconies oriented toward street
- ❖ Private open space and common useable open space
- ❖ Internal pedestrian network connecting to public walkways
- ❖ On-site recreational amenities
- ❖ On-site leasing offices

Garage:

- ❖ Semi-subterranean Parking Structure



IV. Residential Guidelines

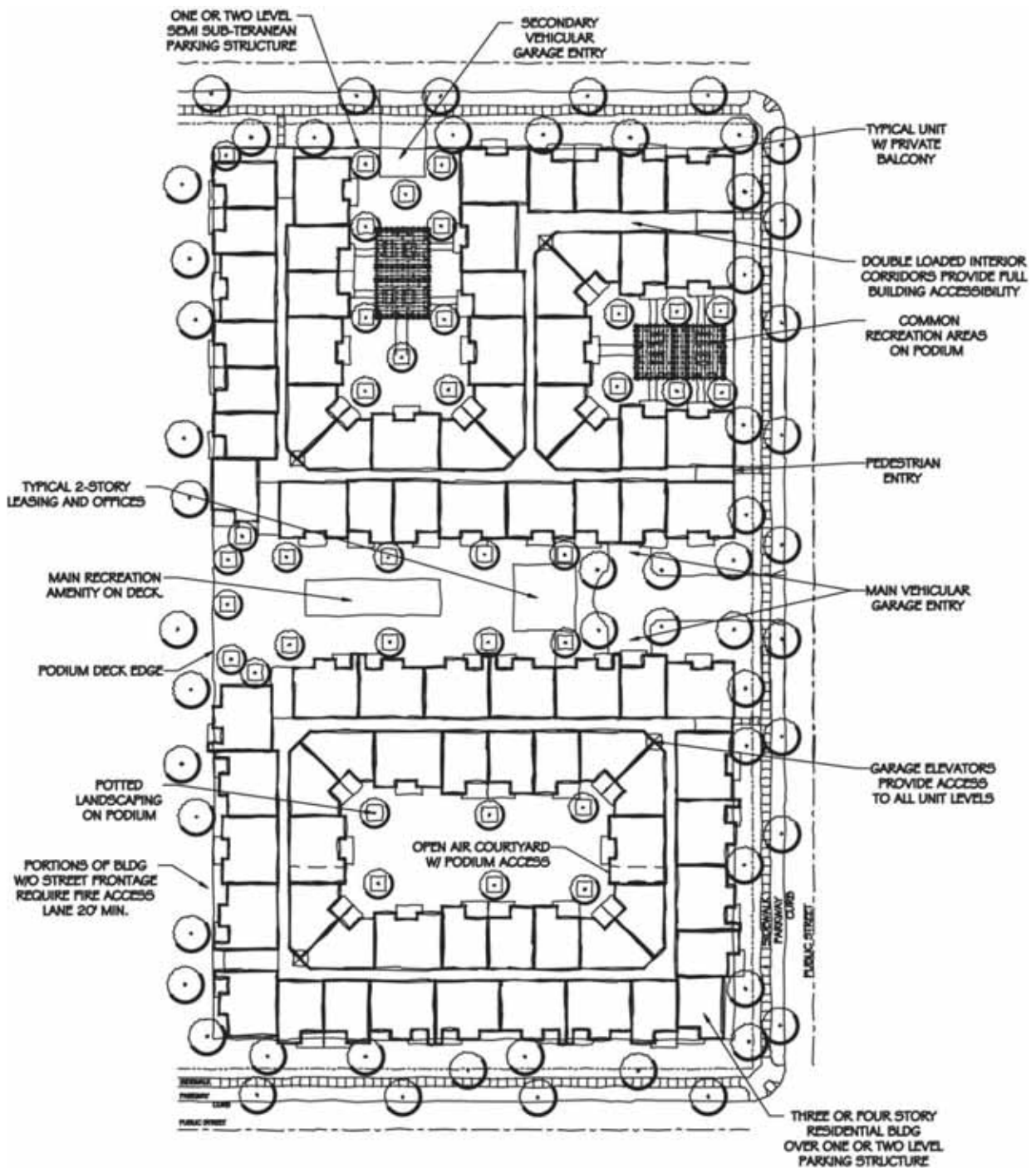


Exhibit 49
Typical Multi Family Plotting "Four Story Podium"



IV. Residential Guidelines

V. Crime Deterrence

Design Guidelines



- A. Overview
- B. Natural Surveillance
- C. Natural Territorial Reinforcement
- D. Natural Access Control
- E. Community Based Organizations



V. Crime Deterrence Design Guidelines

A. Overview

Both safety and security are key components of a quality lifestyle. Proper design and effective use of the built environment can reduce the fear and incidence of crime and thereby improve the overall quality of life. Safety must be incorporated into the community design by creating friendly streetscapes, facilities and a perceivable social infrastructure. Crime Prevention through Environmental Design (CPTED) offers a framework that complements the Otay Ranch neo-traditional principals for planning, designing and building a safer community and to creating livable communities. This approach to crime prevention is much more far-reaching than dead bolts on doors and locks on windows. CPTED principles can be applied easily and inexpensively to new communities and have been successfully implemented across the nation. Creating a design that eliminates or reduces criminal behavior and at the same time encourages people to “keep an eye out” for each other is the key to crime prevention. The CPTED strategies and design objectives for the Resort Village include:

B. Natural Surveillance

Natural Surveillance is a design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances; doors and windows that look out onto streets and parking areas; pedestrian friendly sidewalks and streets; front porches; and adequate nighttime lighting. Natural Surveillance design objectives include:

- To the maximum extent practicable, locate high activity uses to the front of buildings.
- Place windows overlooking sidewalks and parking lots.
- Leave window shades open.
- Use passing vehicular traffic as a surveillance asset.
- Create landscape designs that provide surveillance and avoid screening, especially in proximity to walkways and designated points of entry and opportunistic points of entry.
- Use the shortest, least sight-limiting fence appropriate for the situation.





V. Crime Deterrence Design Guidelines

- When creating lighting design, avoid poorly placed lights that create blind spots for potential observers and miss critical areas. Ensure potential problem areas are well lit (pathways, stairs, entrances/exits, parking areas, ATMs, phone kiosks, mailboxes, bus stops, children's play areas, recreation areas, pools, laundry rooms, storage areas, dumpster and recycling areas, etc.)
- Avoid too-bright security lighting that creates blinding glare and/or deep shadows, hindering the view for potential observers. Eyes adapt to night lighting and have trouble adjusting to severe lighting disparities. Using lower intensity lights often requires more fixtures.
- Use shielded or cut-off luminaries to control glare.
- Place lighting along pathways and other pedestrian use areas at proper heights for lighting the faces of the people in the space.

C. Natural Territorial Reinforcement

Territorial reinforcement promotes social control through increased definition of space and improved proprietary concern. An environment designed to clearly delineate private space accomplishes two things. First, it creates a sense of ownership. Owners have a vested interest and are more likely to challenge intruders or report them to the police. Second, the sense of owned space creates an environment where "strangers" or "intruders" stand out and are more easily identified. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs. Natural Territorial Reinforcement design objectives include:

- Maintain premises and landscaping such that it communicates an alert and active presence occupying the space.
- Provide trees in residential areas. Research results indicate that outdoor residential spaces with more trees are seen as significantly more attractive, safer, and more likely to be used than similar spaces without trees.
- Restrict private activities to defined private areas.
- Display security system signage at access points.



V. Crime Deterrence Design Guidelines

- Place amenities such as seating or refreshments in common areas in a commercial mixed use setting to attract larger numbers of desired users.
- Schedule activities in common areas to increase proper uses, attract more people and increase the perception that these areas are controlled.

Territorial reinforcement measures make the normal user feel safe and make the potential offender aware of a substantial risk of apprehension or scrutiny.

D. Natural Access Control

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public and private space. By selectively placing entrances and exits, fencing, lighting and landscape to limit access or control flow, natural access control occurs. Natural Access Control design objectives include:

- Use a single, clearly identifiable point of entry.
- Use structures to divert visitors to reception areas.
- Use low, thorny bushes beneath ground level windows.
- Avoid design features that provide access to roofs and upper levels.
- In the front yard, use waist-level, fencing along residential property lines wherever possible to control access and encourage surveillance.
- Use a locking gate between front and backyards.
- Use shoulder-level, open type fencing along lateral residential property lines between side yards. They should be sufficiently unencumbered with landscaping to promote social interaction between neighbors.
- Use substantial, high, closed fencing between backyards and a public alley.

Natural access control is used to complement mechanical and operational access control measures, such as target hardening.



V. Crime Deterrence Design Guidelines

E. Community Based Organizations

In the final analysis, government, planners and builders can only create the physical environment within which a neighborhood operates. Over time, neighbors own the neighborhood and they are responsible for the neighborhood character sense of community and safety. A community based formal and/or informal organization can play the decisive role. Implementation of a safe community requires constant attention to the changing needs of the residents. A Master Homeowner's Association (or similar community organization) is the natural catalyst to bring residents together in a productive atmosphere of community involvement. Activities, clubs, events and services including a monthly newsletter, holiday displays, sports programs, etc. can facilitate interaction and reinforce relationships. The following design guidelines should be considered for the Resort Village:



- The neighborhood is designed with human scale foremost
- Neighborhood design fosters interaction
- Neighborhood design creates a sense of ownership and responsibility
- Real and symbolic resident control within the neighborhood can be provided through signage, paving, landscaping and street furnishings

Attachment "A"

"Approved Plant List"

**UNIVERSITY VILLAGES
VILLAGE 8 EAST
APPROVED MASTER PLANT LIST
DECEMBER 2014**

FUEL MODIFICATION ZONE 1

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
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Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation. Notes provided below must be adhered to and planting must be implemented in accordance with the Chula Vista Fire Department's fuel modification guidelines summarized in the Village 8 East Fire Protection Plan.

Trees:

Heteromeles arbutifolia	Toyon	May be planted within Fuel Management Zone 1 up to 10% of the plant palette mix. No single mass shall exceed 400 sf. These shall be spaced such that the nearest shrub is no closer than the tallest shrub height (at maturity)
Metrosideros exelsus (un-cut leader)	New Zealand Christmas Tree	
Plantanus racemosa	California Sycamore	
Quercus agrifolia	Coast Live Oak	
Rhus lancea	African Sumac	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)

Shrubs, Cacti & Groundcovers:

Acalypha californica	California Copperleaf	
Agave Shawii	Coastal Agave	
Arctostaphylos 'Emerald Carpet'	Emerald Carpet	
Baccharis Pilularis	Mazanita	
	Coyote Brush	Only local native shrub species will be utilized. No cultivars shall be permitted.
Bloomeria Crocea	Common goldstar	
Ceanothus verrocosus	Wartystem Ceanothus	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Comarostaphylis diversifolia	Summer Holly	
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	
Cotoneaster horizontalis	Rock Cottoneaster	
Cylindropuntia prolifera	Coast Cholla	
Dudleya pulverulenta	Chalk Lettuce	
Enciella californica	California Encelia	
Epilobium californicum	California Fushcia	
Euphorbia misera	Cliff Spurge	
Galvezia speciosa	Bush Snapdragon	
Helianthemum scoprium	Sun Rose	
Isomeris arborea	Bladder Pod	
Iva hayesiana	San Diego Marsh Elder	
Lupinus succulentus	Arroyo Lupine	
Lycium californicum	Box Thorn	
Malachothamnus fasciculatus	Chaparral Bushmallow	
Malamosa laurina	Hollyleaf Cherry	
Nassella pulchra	Purple Needlegrass	
Opuntia littoralis	Coastal Prickly Pear Cactus	Plants must be locally sourced
Opuntia oricola	No Common Name	Plants must be locally sourced
Rhamnus crocea	Redberry	
Rhus Integrifolia	Lemonade Berry Fuschia Flowering	
Ribes speciosum	Gooseberry	
Salvia apiana	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species
Simmondsia chinesnsis	Jojoba	May be planted in limited quantities and must be properly spaced
Sisyrinchium bellum	Blue-Eyed Grass	
Thymus serpyllum 'Reiters'	Creeping Thyme	Restricted to 30% of area at time of planting. Use in irrigated areas only
Yucca schidigera	Mojave Yucca	
Yucca whipplei	Our Lord's Candle	

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Hydroseed Mix:		
Baccharis Pilularis	Coyote Brush	Only local native shrub species will be utilized. No cultivars shall be permitted.
Ceanothus verrocosus	Wartystem Ceanothus	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Enciella californica	California Encelia	
Hazardia squarrosa	Sawtooth Goldenfields	
Isomeris arborea	Bladder Pod	
Iva hayesiana	San Diego Marsh Elder	
Layia platyglossa	Tidy tips	
Lupinus succulentus	Arroyo Lupine	
Malachothamnus fasciculatus	Chaparral Bushmallow	
Malamosa laurina	Hollyleaf Cherry	
Nassella pulchra	Purple Needlegrass	
Phacelia campanularia	California Blue Bells	
Rhamnus crocea	Redberry	
Rhus Integrifolia	Lemonade Berry	
Salvia apiana	White Sage	
Sisyrinchium bellum	Blue-Eyed Grass	
Viguiera laciniata	San Diego Sunflower	
Yucca whipplei	Our Lord's Candle	
Hydroseed Mix (Plantable Retaining Walls):		
Baccharis Pilularis	Coyote Brush	Only local native shrub species will be utilized. No cultivars shall be permitted.
Camissonia cheiranthifolia	Beach Evening Primrose	
Ceanothus verrocosus	Wartystem Ceanothus	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Clarkia bottae	Botta's Clarkia	
Eriophyllum confertiflorum	Golden Yarrow	
Hazardia squarrosa	Sawtooth Goldenfields	
Lasthenia californica	California Gold Rush	
Mimulus aurantiacus	Sticky Monkey Flower	Plants must be locally sourced

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Salvia apiana	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species
Sisyrinchium bellum	Western Blue-Eyed Grass	
Viguiera laciniata	San Diego Sunflower	
Yucca whipplei	Our Lord's Candle	

FUEL MODIFICATION ZONE 2

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation		

Trees:

Quercus agrifolia	Coast Live Oak
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Shrubs, Cacti & Groundcovers:

Acalypha californica	California Copperleaf	
Agave shawii	Coastal Agave	
Aristida pupurea	Purple Three-Awn	
Chlorogalum parviflorum	Smallflower Soap Plant	
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	
Cylindropuntia prolifera	Coast Cholla	
Deinandra fasciculata	Fascicled Tarplant	
Dodonaea viscosa	Hop Bush	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Dudleya pulverulenta	Chalk Lettuce	
Encelia californica	Coastal Sunflower	
Epilobium californicum	California Fushcia	
Euphorbia misera	Cliff Spurge	

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Grindelia robusta	Gum Plant	
Helianthemum scoparium	Sun Rose	
Isomeris arborea	Bladderpod	
Lupinus succulentus	Arroyo Lupine	
Lycium californicum	Box Thorn	
Malachothamnus fasciculatus	Chaparral Bushmallow	
Mirabilis californica	Wishbone Bush	
Nassella pulchra	Purple Needlegrass	
Opuntia littoralis	Coastal Prickly Pear Cactus	Plants must be locally sourced
Opuntia oricola	No Common Name	Plants must be locally sourced
Prunus ilicifolia	Hollyleaf Cherry	
Rhamnus crocea	Redberry	
Rhus integrifolia	Lemonade Berry	
Ribes speciosum	Fuchsia Flowering Gooseberry	
Salvia apiana	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species
Simmondsia chinensis	Jojoba	
Sisyrinchium bellum	Western Blue-Eyed Grass	
Yucca schidigera	Mojave Yucca	
Yucca whipplei	Foothill Yucca	
Hydroseed Mix:		
Bloomeria crocea	Common Goldstar	
Encelia californica	Coastal Sunflower	
Eriophyllum confertiflorum	Golden Yarrow	
Gnaphalium bicolor	Bicolor Cudweed	
Hazardia squarrosa	Sawtooth Goldenfields	
Heteromeles arbutifolia	Toyon	
Isomeris arborea	Bladderpod	
Isocoma menziesii	Coast Goldenbush	
Lasthenia californica	Goldfields	
Layia platyglossa	Tidy tips	
Lupinus bicolor	Miniature Lupine	
Lupinus succulentus	Arroyo Lupine	

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Nassella pulchra	Purple Needlegrass	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species
Phacelia campanularia	California Blue Bells	
Plantago erecta	Dot-Seed Plantain	
Rhamnus crocea	Redberry	
Rhus integrifolia	Lemonade Berry	
Salvia apiana	White Sage	
Sisyrinchium bellum	Blue-Eyed Grass	
Sphaeralcea ambigua	Desert Mallow	
Viguiera laciniata	San Diego Sunflower	
Yucca whipplei	Foothill Yucca	
Hydroseed Mix (Plantable Retaining Walls - irrigated):		
Clarkia bottae	Botta's Clarkia	
Eriophyllum confertiflorum	Golden Yarrow	
Eschscholzia californica	California Poppy	
Hazardia squarrosa	Sawtooth Goldenfields	
Lasthenia californica	Goldfields	
Mimulus aurantiacus ⁴	Sticky Money Flower	
Sisyrinchium bellum	Blue-Eyed Grass	
Viguiera laciniata	San Diego Sunflower	

**OTAY RANCH
VILLAGE 8 EAST
II.8 WATER CONSERVATION PLAN**

December 2, 2014

Prepared By:

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Job Number 605-820

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ABBREVIATIONS

ac -	acre
ac-ft -	acre-foot
cfcd -	community facilities district
cfs -	cubic feet per second
gpd -	gallons per day
gpf -	gallons per flush
gpm -	gallons per minute
HOA -	homeowner's association
mgd -	million gallons per day

USEFUL CONVERSIONS

1 acre-foot	=	325,829 gallons
1 mgd	=	1,000,000 gallons/day
1 cfs	=	448.8 gpm
1 cubic foot	=	7.48 gallons
1 mgd	=	694.4 gpm

II-8.1 EXECUTIVE SUMMARY

The City of Chula Vista's Growth Management Ordinance (CVMC 19.09.050C) requires all development projects with 50 or more dwelling units to prepare a Water Conservation Plan at the time of the Sectional Planning Area (SPA) Plan preparation. This Water Conservation Plan presents a review of presently available technologies and practices which result in water conservation in primarily residential development. This report presents water conservation measures that will be incorporated into the planning and design of the Otay Ranch Village 8 East project, including the requirements outlined in the Landscape Water Conservation Ordinance.

Proposed development within Village 8 East includes 3,560 mixed density residential homes, community purpose, commercial, school, parks, and open space.

The Otay Water District is the local water agency that will supply potable water and recycled water to Village 8 East. The total estimated average potable and recycled water use for the project is 1.05 mgd and 0.27 mgd, respectively, as analyzed by the Overview of Water Service for Otay Ranch Village 3 North, a portion of 4, 8 East, and 10 (October 2014).

The State and local government mandate a number of water conservation measures. The focus of this study is on the implementation of non-mandated water conservation measures. The project will install hot water pipe insulation, pressure reducing valves, and water efficient dishwashers in all single family and multi-family residential units. Additionally, the developer will install water efficient landscaping and dual flush toilets in the single and multi-family residential units and utilize water efficient irrigation systems and dual finish toilets for the non-residential sites. The project will be designed in compliance with the Landscape Water Conservation Ordinance. At buildout of the project, implementation of the above measures along with the use of recycled water would result in an estimated water savings of 384,230 gallons per day for the project, reducing overall potable water demand to 0.94 mgd.

II-8.2 INTRODUCTION

In recent years, the subject of water conservation received given increased attention. The growing awareness of the need and value of water conservation was sparked by local and regional water purveyors concerned about meeting the future water demands of their customers, particularly during drought conditions. Water conservation provides an alternative approach to the problem of finding new water sources to meet the water demand for a proposed community. The intent of water conservation is to manage water demand so the customers receive adequate service but use less water.

Much has been done to educate consumers about limitations of water supply, the serious implications of a long-term drought and the need for water conservation, but there is a practical limit to the percentage reduction of water use in established communities. This limit is a result of the types of plumbing fixtures installed in existing homes, as well as the difficulty in altering consumers' established patterns of water use. Any water conservation effort, voluntary or mandatory, requires the cooperation of the public. Public information should be utilized to inform and convince the consumer that a change in personal water use habits is in everyone's best interest.

In recent years, the private development sector has become more attuned to the concerns of water availability and has recognized the value of addressing water conservation issues throughout planned development projects. By incorporating low water use plumbing fixtures, promoting drought tolerant landscaping, and providing educational materials to homeowners within the development project, private developments can cultivate an interest in water conservation and establish new patterns of water use. These efforts can have significant impacts with regard to reducing the need for securing and importing larger quantities of water for use in San Diego County. The City of Chula Vista similarly recognized these benefits and developed the Landscaping Water Conservation Ordinance which went into effect on January 1, 2010 and requires homeowners to be efficient with the landscape systems and plant selection.

In 2006, the State repealed the Water Conservation in Landscaping Act and adopted a new Water Conservation in Landscaping Act, Government Code Sections 65591 et seq. The new Act requires the Department of Water Resources to update the previously adopted model efficient landscape ordinance that provides for greater efforts at water conservation and more efficient use of water in landscaping. Government Code Section 65595 required that on or before January 1, 2010 a local agency had to adopt a water efficient landscape ordinance that was at least as effective in conserving water as the updated model ordinance or adopt the model ordinance.

The Chula Vista City Council adopted an ordinance that complies with the findings and declaration's of the State's Water Conservation in Landscaping Act and is as effective as the State's updated model water efficient landscape ordinance. This Water Conservation Plan incorporates the requirements of the City ordinance.

The Otay Ranch University Villages project is part of the Otay Ranch General Development Plan (GDP). The Otay Ranch GDP was adopted in 1993 and included objectives for water conservation to be incorporated into the development of Otay Ranch. These objectives included the implementation of water efficient fixtures, increased use of drought tolerant landscaping, and use of recycled water for irrigation. The objective of these measures is to reduce the per capita water use within Otay Ranch by 25 percent as compared to 1989 County wide per capita levels. This report will demonstrate how the project applicant, in partnership with the Otay Water District and the City are meeting these objectives.

II-8.3 PURPOSE

The State Legislature determined in the Water Conservation in Landscaping Act that the State's water resources are in limited supply. The Legislature also recognized that while landscaping is essential to the quality of life in California, landscape maintenance and design must be water efficient. The City of Chula Vista's Growth Management Ordinance requires all major development projects (50 dwelling units or greater) to prepare a Water Conservation Plan at the time of SPA Plan preparation. The City has adopted guidelines for the preparation and implementation of required water conservation plans.

This report presents water conservation measures which will be incorporated into the planning and design of the project, including an estimate of the anticipated water savings. Approximately half of the water used by residences in California is used outdoors. For this reason, the City's Landscape Water Conservation Ordinance will be an important component of reduced water usage.

Although not covered in detail, there are several secondary benefits to conserving water that should be kept in mind when reviewing material in this report. These benefits include reduced sewage flows, reduced natural gas use, and reduced electricity use. Using less water in the shower, for example, reduces the amount of water input into the sewer system and reduces the amount of energy required to heat the water.

II - 8.4 PROJECT DESCRIPTION

Proposed development within the Village 8 East boundary includes 3,560 mixed density residential dwelling units, community purpose facilities, a school, commercial, park, and open space.

Village 8 East

The proposed Village 8 East land plan seeks to create a pedestrian oriented urban village containing 3,560 homes. The plan includes 943 single family homes and 2,617 multi-family units. The activity center for Village 8 East is created in the centrally located village core which contains a mixed use residential component with up to 20,000 square feet of commercial retail, an elementary school site and a neighborhood park. A Rapid Bus stop may be provided along Main Street adjacent to Village 8 East and a local bus stop is planned at the intersection of Street A and Street B. Small private recreation sites (CPF) extend recreational opportunities into residential neighborhoods and provide a focal active use outside the village core.

The proposed mix of residential land use designations for Village 8 East includes Residential Medium (M), and Mixed Use Residential (MU-R). A planned pedestrian bridge over SR-125 links Village 8 East to Village Nine along Campus Boulevard. Otay Valley Road, a 4-Lane Major Road, provides a strong vehicular linkage from Village 8 West to Village 8 East, through Village 9 and east to Village 10. The highest residential densities are north of Otay Valley Road, with the largest single family home sites planned overlooking the Active Recreation Park site (P-2) within the Otay River Valley to the south.

The Freeway Lots and AR-11 are not calculated in the potable water demand because no development is proposed for these areas at this time.

Figure 1 provides the proposed land use plan for the project and Table 1 provides a land use summary.

TABLE 1
VILLAGE 8 EAST SITE UTILIZATION SUMMARY

Planning Area	Gross Acres	Maximum Residential Units	Maximum Commercial Square Footage
Single Family			
R-1	8.4	76	0
R-2	3.9	34	0
R-3	9.8	80	0
R-4	7.6	52	0
R-5	2.7	23	0
R-6	2.6	25	0
R-7a	1.2	14	0
R-7b	0.9	11	0
R-8	3.8	33	0
R-9	17.1	159	0
R-10	13.5	111	0
R-11a	9.3	74	0
R-11b	1.3	10	0
R-12a	3.9	29	0
R-12b	10.6	72	0
R-13	20.5	140	0
Subtotal	117.1	943	0
Multi-Family			
R-14	7.1	329	0
R-15	9.6	452	0
R-16	6.2	287	0
R-17	12.0	562	0
R-18	11.3	547	0
Subtotal	46.2	2,177	0
MU-1	9.5	440	20,000
School S-1	10.8	0	0
Park P-1	7.3	0	0
Park P-2	51.5	0	0
AR-11	22.6	0	0
CPF-1	2.9	0	0
CPF-2	0.5	0	0
CPF-3	0.5	0	0
CPF-4	0.6	0	0
Internal Circulation	19.7	0	0
External Circulation	9.9	0	0
Open Space	11.2	0	0
SR125/Freeway Lots	3.6	0	0
Future Development Area	8.1	0	0
Preserve OS	253.6	0	0
TOTAL	575.3	3,560	20,000

Source: Village 8 East SPA Plan (March 2014) prepared by Meadow Lane, LLC.

FIGURE 1

**VILLAGE 8 EAST
PROPOSED LAND USE PLAN**

II-8.5 WATER SERVICE AND SUPPLY

The Otay Water District is the local water agency that will supply potable water and recycled water to University Villages. The Otay Water District relies solely on the San Diego County Water Authority (SDCWA) for its potable water supply. The SDCWA is the largest of 27 member agencies of the Metropolitan Water District of Southern California (MWD), which is the primary importer of domestic water in Southern California.

II-8.6 PROJECTED WATER USE

II-8.6a Potable Water Demand

Water use is affected by, among other things, climate and the type of development. In California, recent trends towards the construction of more multi-unit housing, the general reduction in residential lot size, and a number of local agency water conservation programs are all tending to reduce per capita water consumption.

Potable water demands were projected by taking the total development for each land use and multiplying by water use factors. Table 2 provides the projected potable water demand for Village 8 East. The total estimated potable water use is 1.05 mgd. The potable water usage will be reduced by the use of recycled water within common landscaped areas of the project and implementation of water conservation measures (see Table 7). Potable water use factors were taken from the April 2013 Otay Water District Water Resources Master Plan Amendment.

TABLE 2 PROJECTED POTABLE WATER DEMANDS FOR OTAY RANCH VILLAGE 8 EAST			
Land Use	Quantity	Unit Demand	Average Day Demands, gpd
Single Family Residential (3-8 Du/Ac)	303 units	500 gpd/unit	151,500
Single Family Residential (>8 Du/Ac)	640 units	300 gpd/unit	192,000
Multi-Family Residential	2,617 units	255 gpd/unit	667,335
Commercial	8.6 ac	1,607 gpd/ac	13,820
School	10.8 ac	1,428 gpd/ac	15,422
CPF	2.9 ac	714 gpd/ac	2,071
Park	58.8 ac	0 gpd/ac ¹	6,891
TOTAL			1,049,039

¹To be irrigated with recycled water. Nominal potable water use has been estimated for standard fixtures (lavatories, drinking fountains, etc.).

² Open space preserve, freeway lots and AR-11 are not calculated because either no water demand is projected from these areas or they are not currently proposed for development.

II-8.6b Recycled Water Demand

In accordance with Section 26 of the Otay Water District Code of Ordinance, Village 8 East will utilize recycled water for the irrigation of open space slopes, parks, parkway and median landscaping, and the common areas of schools, commercial, and multi-family residential sites. Table 3 provides the estimated recycled water demand. The total estimated recycled water demand is 0.27 mgd. Figure 2 provides the potential recycled water use areas for Village 8 East.

TABLE 3 OTAY RANCH VILLAGE 8 EAST PROJECTED RECYCLED WATER DEMANDS					
Land Use	Quantity	Percentage to be Irrigated	Irrigated Acreage	Recycled Water Irrigation Factor, gpd/ac	Average Recycled Water Demand, gpd
Open Space	11.0 ac	100	11.2	2,155	24,136
Parks	58.8 ac	100	58.8	2,155	126,714
School	10.8 ac	20	2.2	2,155	4,740
CPF	4.5 ac	10	0.45	2,155	970
MF Residential	2,617 units	15	---	45	117,765
TOTAL					274,325

¹ Open space preserve, freeway lots and AR-11 are not calculated because either no water demand is projected from these areas or they are not currently proposed for development.

FIGURE 2
VILLAGE 8 EAST RECYCLED WATER USE AREAS

II-8.7 MANDATED WATER CONSERVATION MEASURES

The State and many local governments have mandated a number of water conservation measures. Table 4 summarizes the conservation measures that are were mandated by the State of California and also provides the requirements of the 2010 California Green Building Standards Code that went into effect January 1, 2011.

TABLE 4 MANDATED WATER CONSERVATION DEVICES		
Device	Baseline Requirement	2010 Green Building Code Requirement
Showerheads	2.5 gpm	2.0 gpm
Lavatory Faucets	2.2 gpm	1.5 gpm
Sink Faucets	2.2 gpm	1.8 gpm
Metering Faucets in Public Restrooms	0.25-0.75 gal/cycle	0.25 gal/cycle
Residential Water Closets	1.6 gpf	1.28 gpf
Flushometer Valves	1.6 gpf	1.28 gpf
Commercial Water Closets	1.6 gpf	1.28 gpf
Urinals	1.0 gpf	0.5 gpf

II-8.8 LOCAL WATER CONSERVATION REQUIREMENTS

There are a number of water conserving measures required by the Otay Water District and City of Chula Vista Landscape Manual. These include the use of recycled water for the irrigation of parks, median landscaping, open space slopes, and common landscaped areas where feasible. The Landscape Manual also requires some drought tolerant plant selection in the landscaping plan and the use of evapotranspiration controllers for parks and common landscaped areas. Additionally, the Landscape Water Conservation Ordinance that went into effect January 1, 2010 is expected to reduce outdoor water usage, particularly in single family residential lots.

The City of Chula Vista Water Conservation Plan Guidelines requires the following three indoor water conservation measures for residential units and non-residential units. These measures are mandatory.

Residential Measures - Mandatory

1. Hot Water Pipe Insulation. This measure involves the insulation of hot water pipes with 1-inch walled pipe insulation and separation of hot and cold water piping. This measure is estimated to cost an additional \$50 during initial construction and result in annual savings of 2,400 gallons per residential unit.
2. Pressure Reducing Valves. Setting the maximum service pressure to 60 psi reduces any leakage present and prevents excessive flow of water from all appliances and fixtures. This measure is estimated to cost \$100 during initial construction and result in annual water savings of 1,800 gallons per residential unit.
3. Water Efficient Dishwashers. There are a number of water efficient dishwashers available that carry the Energy Star label. These units cost an additional \$500 on average and result in an estimated yearly water savings of 650 gallons per residential unit.

Non-Residential Measures - Mandatory

1. Hot water pipe insulation with 1-inch walled pipe insulation.
2. Compliance with Division 5.3 of the California Green Building Standards Code in effect at the time of plan submittal.
3. Pressure reducing valves.

Non-Mandatory Measures

In addition, to comply with the City's current water conservation requirements, the developer must select at least one outdoor measure and one additional indoor or outdoor water conservation measure for residential development and non-residential development. Water conservation measures not included in the City's Residential Water Conservation Measures list may be proposed by the developer. The developer will implement, from the City's list of approved measures, the following two additional non-mandatory measures in single family residential units, multi-family residential units, and non-residential units.

1. Dual Flush Toilets. The developer will install dual flush toilets within the project. This measure is estimated to cost \$200 per household and result in annual water savings of 4,000 gallons per year per residential unit.
2. Water Efficient Landscaping. The developer will comply with the City's Landscape Water Conservation Ordinance to reduce outdoor water use. This will include a more drought tolerant plant selection including less turf area as well as installation of water efficient irrigation systems. While the estimated savings from this measure is difficult to quantify at this stage of planning, it is estimated that outdoor water usage at single family residences will be reduced by a minimum of 10 percent, or approximately 25 gpd per home.

Additionally, the City has recently adopted an ordinance requiring new residential development to provide a stub-out for a clothes washer gray water outlet and a stub-out for a gray water irrigation system. These stubs will allow the future homeowners to more easily connect a gray water system in the future. Since the gray water system is not actually being installed by the developer and there is no way to quantify how many homeowners will put these systems into use, no credit has been taken for this measure in this report.

II-8.9 WATER CONSERVATION ESTIMATED SAVINGS

The estimated water savings for water conservation measures are based on the estimates provided in Section II-8.8 of this report. The potential water savings varies widely based on land use types. Multi-family residential units, for example, have much less opportunity to implement additional water saving measures than low density single family residential units. This is primarily because the common landscaped areas of multi-family units are required to be irrigated with recycled water and, thus, there are no outdoor water conservation measures that can directly offset potable water usage in these areas.

Tables 5 and 6 summarize the total estimated water savings for Village 8 East based on the proposed required measures and non-mandatory measures described above.

TABLE 5
VILLAGE 8 EAST MULTI-FAMILY
PROPOSED WATER CONSERVATION MEASURES

Measure	Location	Yearly Water Savings, gal/unit	Daily Water Savings, gpd/unit	Percentage of Total Usage ¹	Project Total Water Savings ² , gpd
Hot Water Pipe Insulation	Indoor	2,400	6.58	2.6	17,220
Pressure Reducing Valves	Indoor	1,800	4.93	1.9	12,902
Water Efficient Dishwashers	Indoor	650	1.78	0.7	4,658
Dual Flush Toilets	Indoor	4,000	10.96	4.3	28,682
Water Efficient Landscaping	Outdoor	--- ³	---	---	--- ³
TOTAL			24.25	9.5	63,462

¹ Based on 255 gpd/unit average usage.

² Based on 2,617 Multi-Family Residential Units.

³ This measure will reduce the amount of recycled water used for irrigation and has, therefore, not been included in the total potable water savings.

TABLE 6
VILLAGE 8 EAST SINGLE FAMILY RESIDENTIAL
WATER CONSERVATION MEASURES

Measure	Location	Yearly Water Savings, gal/unit	Daily Water Savings, gpd/unit	Percentage of Total Usage ¹ (3-8 DU/AC)	Percentage of Total Usage ² (>8 DU/AC)	Project Total Water Savings ³ , gpd
Hot Water Pipe Insulation	Indoor	2,400	6.58	1.3	2.2	6,205
Pressure Reducing Valves	Indoor	1,800	4.93	1.0	1.6	4,649
Water Efficient Dishwashers	Indoor	650	1.78	0.4	0.6	1,679
Dual Flush Toilets	Indoor	4,000	10.96	2.2	3.6	10,335
Water Efficient Landscaping	Outdoor	9,125	25.0	5.0	8.3	23,575
TOTAL		17,975	49.25	9.9	16.4	46,443

¹ Based on 500 gpd/unit average usage with 250 gpd used outdoors.

² Based on 300 gpd/unit average usage with 150 gpd used outdoors.

³ Based on 943 Single Family Residential Units.

Water Conservation Summary

As detailed in this report, the project is committed to being water efficient through the use of recycled water for irrigation and utilizing other water conservation devices and measures. Table 7 summarizes the baseline potable water use if recycled water and water conservation measures were not utilized and provides the anticipated water savings outlined in this report. As shown, the use of recycled water and other water conservation measures is expected to reduce potable water usage by 384,230 gpd, or 29 percent.

As evidenced by the information contained in this study, the objectives of the Otay Ranch GDP to incorporate water saving fixtures, drought tolerant landscaping, and recycled water usage into the development are being met. Based on information contained in the 1989 San Diego County Water Authority Annual Report, average water use within the Otay Water District was 220 gallons per day per capita (20,469.7 AF for a population of 83,000). Using 2010 Census data, the average persons per household in Chula Vista is 3.21. This equates to a total population of 22,139 residents in Village 3 North, a portion of Village 4, Village 8 East, and Village 10. The per capita net potable water usage based on the water conservation measures identified in this Water Conservation Plan is approximately 85 gpd. Based on 2007 data from the OWD 2008 Master Plan, per capita water usage has dropped to approximately 189 gpd (33.26 mgd for a population of 186,000). These per capita numbers include non-residential demands, but clearly indicate the effectiveness that the above measures are having and this trend is expected to continue as adopted guidelines are increasingly focused on reducing per capita water use.

TABLE 7 VILLAGE 8 EAST WATER CONSERVATION SUMMARY	
Description	Average Use, gpd
Total Water Use	
Potable Water Use (Table 2)	1,049,039
Recycled Water Use (Table 3)	274,325
TOTAL BASELINE WATER USE	1,323,364
Water Conservation Savings	
Recycled Water (Table 3)	274,325
Multi Family Measures (Table 5)	63,462
Single Family Measures (Table 6)	46,443
TOTAL CONSERVATION SAVINGS	384,230
Net Potable Water Usage ¹	939,134

Reduction from Baseline Usage, %	29.0
----------------------------------	------

¹ Potable water use (Table 2) minus water conservation savings (Tables 5 and 6).

II-8.10 IMPLEMENTATION MEASURES

The non-mandated water conservation measures included in the residential component of the project are listed in Tables 5 and 6. The non-residential development within the project will utilize hot water pipe insulation, pressure reducing valves, water efficient landscape systems, and evapotranspiration controllers as well as meeting all requirements of Division 5.3 of the California Green Building Standards Code in effect at the time of plan submittal.

II-8.11 MONITORING

For the water conservation measures proposed to be incorporated into the project, Table 8 summarizes the implementation timing for each measure, as well as the responsibility for monitoring the implementation of the measures.

TABLE 8 VILLAGE 8 EAST IMPLEMENTATION AND MONITORING PROGRAM			
Water Conservation Measure	Responsibility for Implementation	Timing	Monitoring of the Implementation
Hot Water Pipe Insulation	Developer	Prior to Issuance of Building Permit	City Building Department
Pressure Reducing Valves	Developer	Prior to Issuance of Building Permit	City Building Department/Otay Water District
Water Efficient Dishwashers	Developer	Prior to Issuance of Building Permit	City Building Department
Dual Flush Toilets	Developer	Prior to Issuance of Building Permit	City Building Department
Water Efficient Landscape System	Developer	Prior to Issuance of Building Permit	City Building Department
Clothes Washer Gray Water Stub-Outs	Developer	Prior to Issuance of Building Permit	City Building Department

REFERENCES

1. Bahman Sheikh, Water Use Efficiency, Strategies for Proposed Residential Developments, September 2001.
2. City of Chula Vista Water Conservation Plan Guidelines, adopted May 27, 2003.
3. Chapter 20.12 Chula Vista Landscape Water Conservation Ordinance (Ord. 3146) December 8, 2009
4. Overview of Water Service for Otay Ranch University Villages, October 2014, Dexter Wilson Engineering, Inc.
5. Otay Water District Water Resources Master Plan, October 2008, PBS&J, Last Amended April 2013.
6. San Diego County Water Authority Annual Report, 1989.
7. California Green Building Standards Code, 2010.
8. Village 8 East SPA Plan (July 2014), Meadow Lane, LLC.